



UTWORTH MANOR

Cranleigh, Surrey



A WONDERFUL MANOR HOUSE, SET AT THE END OF A PRIVATE 400M DRIVE, WITH A TENNIS COURT AND MULTIPLE OUTBUILDINGS

Summary of accommodation

Main House

Ground Floor: Kitchen/breakfast room | Dining room | Drawing room | Sitting room | Study | Utility room | Cloakroom

First Floor: Principal bedroom with en suite bathroom | Guest bedroom with Jack and Jill en suite | Three further bedrooms | Shower room

Outbuildings

Two period barns, one with a games room and cloakroom | Agricultural barns for storage or alternative uses, STPP

Grade II listed

In all about 4.84 acres

Distances

Local towns: Cranleigh centre 1.8 miles, Ewhurst 4.6 miles, Shere 7.4 miles

Train stations: Shalford station 7.6 miles (London Waterloo from 43 minutes), Chilworth station 7.8 miles (London Waterloo from 45 minutes), Guildford mainline station 9.3 miles (from 32 minutes to London Waterloo)

Roads: A3 West Clandon 12.4 miles, M25 (Wisley Junction 10) 16.7 miles

Airports: London Heathrow 35.1 miles, London Gatwick 24.1 miles

All distances and times are approximate)



SITUATION

Cranleigh, often described as the largest village in England, is an exceptionally attractive Surrey location combining countryside beauty with refined village living. Positioned just south of Guildford and within easy reach of London, it offers an enviable balance of seclusion and accessibility. As its centre lies a quintessential village green surrounded by independent shops, inviting cafés and traditional inns, creating an atmosphere of warmth and understated sophistication.

The surrounding landscape provides an abundance of leisure and cultural pursuits. The Cranleigh Arts Centre hosts an engaging programme of performances and exhibitions, while nearby trails along the Wey & Arun Canal and the ascent to Leith Hill reward visitors with captivating views across the Surrey Hills Area of Outstanding Natural Beauty.



Water-based activities, including canoeing and paddleboarding, can be enjoyed at Farncombe Boat House, while the National Trust's Winkworth Arboretum offers ever-changing seasonal colour within its beautifully curated grounds. Golf enthusiasts are well catered for at both Cranleigh Golf & Country Club and Bramley Golf Club, each providing excellent facilities within picturesque settings.

Cranleigh's blend of natural charm, vibrant community life, and exceptional amenities make it one of Surrey's most desirable and distinguished village addresses. The village has a wide selection of food and fashion shops including Sainsbury's, M&S Food, Boot and Pizza Express to name just a few.

There is an excellent range of schools nearby including Cranleigh School in Cranleigh, St Catherine's School in Bramley, Duke of Kent in Ewhurst, Charterhouse in Godalming, Cranmore in West Horsley, St Teresa's in Effingham, as well as The Royal Grammar School and Prep School, Guildford High School and Tormead all in Guildford.

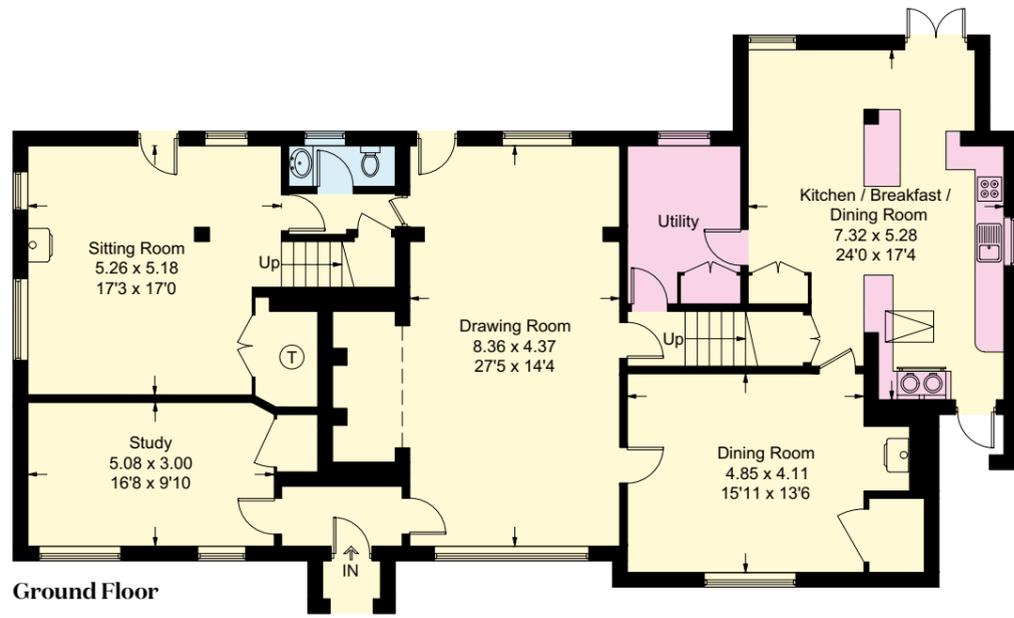
THE PROPERTY

Utworth Manor is a beautifully presented Grade II listed home, set back from the lane, in a very private position and occupied by the current owners for over 50 years. The property showcases wonderful period features, including a red-brick inglenook fireplace and original exposed beams throughout.









- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Area
 Main House: 311.0 sq m / 3348 sq ft
 Outbuildings: 657.3 sq m / 7075 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



GARDEN AND GROUNDS

Utworth Manor is accessed via a long, privately owned driveway and is completely hidden from the road. The property enjoys a particularly special setting, surrounded by agricultural fields that form part of a large farming estate.

The house sits centrally within its plot of over 4.5 acres and is enveloped by mature gardens featuring a red-brick period wall, elegant willow trees, and immaculately maintained borders and box hedging. To the rear of the house is a large west-facing York stone terrace, perfect for entertaining, while on the north side of the garden there is a well-kept tennis court.

OUTBUILDINGS

As you approach the property, two attractive Tithe barns frame the driveway, bordering the well-manicured front lawn. Both barns are currently unconverted, offering the incoming purchaser an exciting opportunity to convert them into secondary accommodation or a party barn, subject to the usual planning consents.

Our clients have extended one of the barns to create a party/games room measuring 14.7m in length and 6m in width, with a cloakroom.

Set discreetly behind one of the Tithe barns are further agricultural buildings, ideal for additional storage or alternative uses like offices, additional residential units, gym/fitness or indoor pool, STPP.





PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity, private drainage and oil-fired central heating.

Local Authority: Waverley Borough Council: 01483 523333

Council Tax: Band H

EPC: F

Tenure: Freehold

Directions

Postcode: GU6 8JU

What3words: ///playfully.share.monday

Viewings: Viewing is strictly by appointment through Knight Frank.

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