

Denton, Cranleigh, Surrey





A fabulous modernised village house.

Summary of accommodation

Main House

Porch | Entrance hall | Drawing room | Study | Family room
Sitting room | Kitchen/breakfast room | Utility/boot room
Wine cellar | Cloakroom

Principal bedroom suite | Four further bedrooms

Two further bath/shower rooms

Garden and Grounds

Gym | Garage | Store | Shed | Garden studio
Gardens | Parking

In all about 0.541 acres



**Knight
Frank**

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Situation

The property occupies a splendid position on one of the more desirable roads in Cranleigh.

Cranleigh is a flourishing village and offers a wide range of traditional shops, supermarkets and a variety of boutique stores, restaurants, and public houses. Local recreation amenities include the leisure centre with a swimming pool, Cranleigh cricket and rugby clubs and Cranleigh Arts Centre.

Communications are excellent with the mainline station in Guildford to the northwest connecting with London Waterloo. Access to the motorway networks is obtained via the A281 and A3, giving access to London, Heathrow, and Gatwick.

Schools in the area include Cranleigh, St Catherine's in Bramley, Duke of Kent in Ewhurst, Cranmore in West Horsley, The Royal Grammar School in Guildford, Guildford High School, Charterhouse and Prior's Field in Godalming.

Distances

Cranleigh Village Centre 0.5 miles, Guildford 9.8 miles

Trains: Guildford 9.5 miles (London Waterloo from 35 minutes), Shalford 7.5 miles (London Waterloo from 44 mins)

Roads: A3 Guildford 10.3 miles, M25 (Wisley junction 10) 15.1 miles

Airports: London Heathrow 30.9 miles, London Gatwick 19.6 mile

(Distances and times approximate)



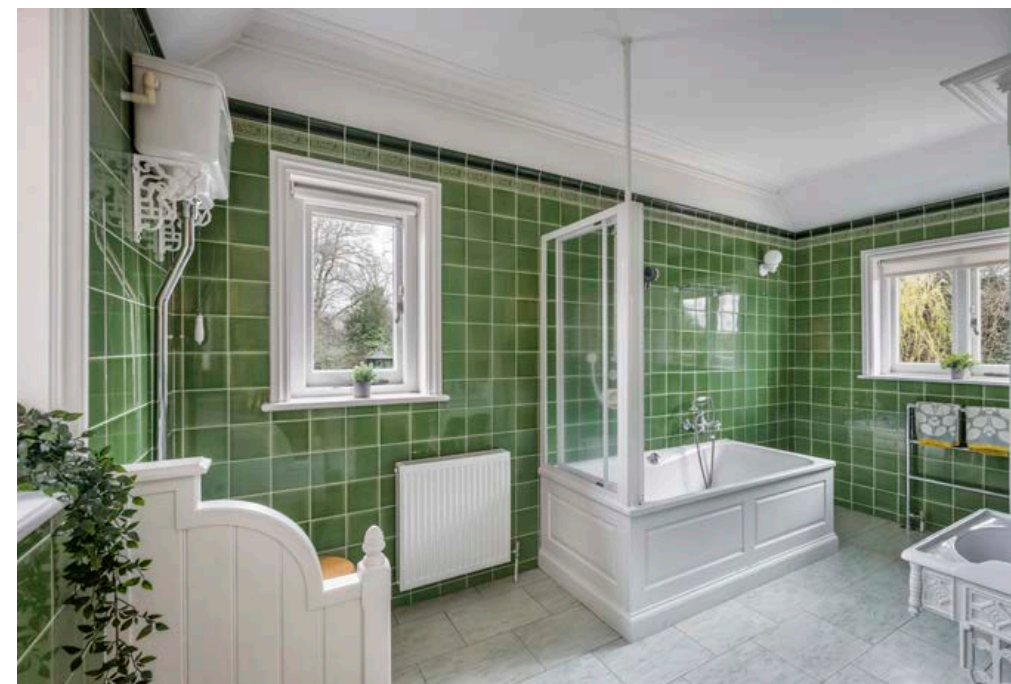
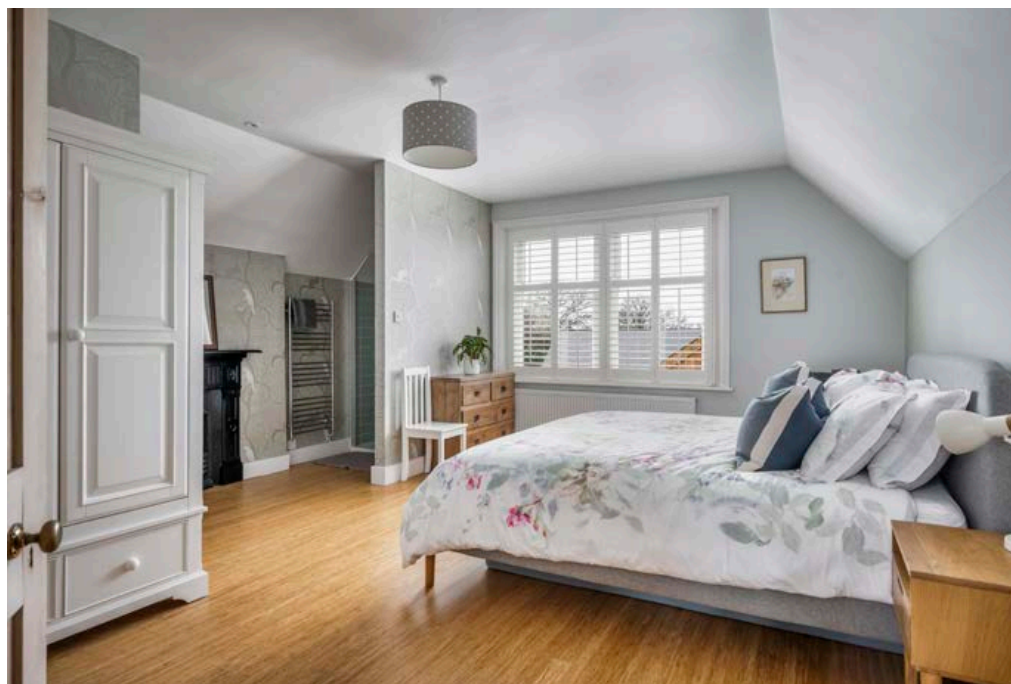
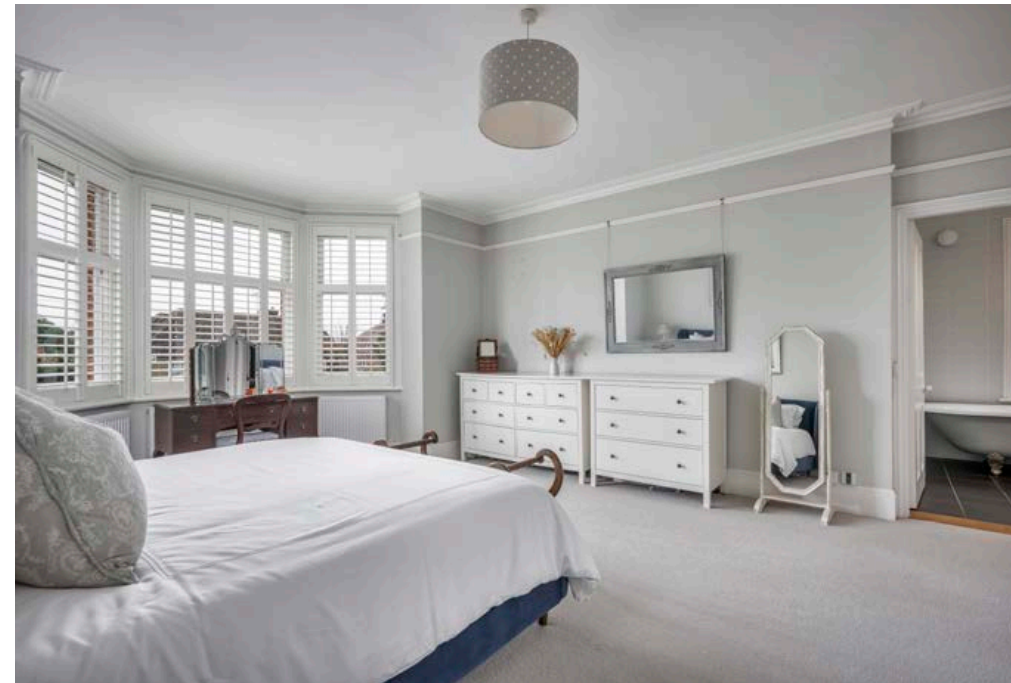
Denton

Denton is a wonderful family home, Victorian in origin and modernised by the current owners to provide superb living spaces on three floors.

Beyond the handsome façade is a generous entrance hall to one side of which is a delightful drawing room and study, past the staircase is a brilliant family room and to the other side of the hall is the stunning kitchen/breakfast room with door leading to a superb sitting room which enjoys wonderful garden views. Also approached from the kitchen/breakfast room is the utility/boot room.

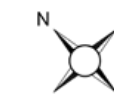
The magnificent principal bedroom benefits from a wide bay window and generous bathroom. There are two further brilliant bedrooms and a family bathroom on the first floor. On the second floor are another two bedrooms and an ensuite shower room. The house also has a wine cellar.





Approximate Gross Internal Floor Area
 Main House: 3,509 sq ft / 326.0 sq m
 Outbuildings: 664 sq ft / 61.7 sq m
 Total: 4,173 sq ft / 387.7 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.





Outbuildings

To one side of the substantial gravel drive is a garage to the rear of which is a store and gym. In the garden is another series of stores and a garden studio.

Gardens

To the rear of the house is a stunning and massively generous fenced garden with a terrace and wooded area as well a central lawn.



Property Information

Tenure: Freehold.

Services: We are advised by our clients that the property has mains water, electricity, drainage and gas.

Local Authority & Council Tax Band: Waverley Borough Council
01483 523333. Band H

Energy Performance Certificate Rating: Band D

Directions (Postcode: GU6 7HJ)

what3words: ///brambles.books.chose

Leave Guildford on the A281 Horsham Road and at the roundabout at Shalford turn left towards Womersh. Continue through the villages of Womersh and Shamley Green and on reaching the roundabout at Gaston Gate garage continue straight on signposted to Cranleigh. After a short distance turn left into Smithwood Common Road, continue on this road for 2 miles and on reaching a grass triangle turn left into Amlets Lane. After 0.6 miles on reaching a second grass triangle, turn right into Barhatch Road. After 0.4 miles on reaching a third grass triangle turn right into Bookhurst Road, being the B2127. Take the third left into New Park Road and Denton will be found on the left-hand side after about 160 yards.

Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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