

HILL CLEMENTS

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HORSEBLOCK HOLLOW

Barhatch Lane, Cranleigh, Surrey, GU6 7NJ

In a protected rural setting high in the Surrey Hills with direct access to Winterfold Forest, an attractive and well maintained character house with an outstanding landscaped garden and grounds of about 1.65 acres



**5 BEDROOMS: 2 BATHROOMS; SHOWER ROOM: HALL: SITTING ROOM:
STUDY/WINE STORE: CONSERVATORY: DINING ROOM: KITCHEN/BREAKFAST
ROOM: TANDEM DOUBLE GARAGE WITH WORKSHOP: HEATED SWIMMING POOL:
OUTBUILDINGS: BEAUTIFUL WELL STOCKED GARDEN OF ABOUT 1.65 ACRES**

Cranleigh – 2 miles. Shere – 3 miles. Guildford – 9 miles.

PRICE GUIDE: £1,295,000 FREEHOLD



Situation

Horseblock Hollow stands high in the Surrey Hills between Guildford and Dorking and just two miles north of Cranleigh. The property directly adjoins Winterfold Forest, an extensive area of protected commonland, which links up with The Hurtwood and Farley Heath, providing some of the finest walking and horseriding countryside in the south of England. There are good local shops in Cranleigh, with further local amenities in the picturesque villages of Shere and Peaslake, each about three miles. Guildford is about nine miles to the north with access to the A3 and a fast train service to Waterloo in 38 minutes. Popular schools in the area include Cranleigh, the Duke of Kent, Belmont, St. Catherine's and Farlington.

Description

Horseblock Hollow is believed to date from around 1900 and comprises a most attractive character house with elevations of stone, brick and tile hanging under a clay tiled roof. The accommodation is arranged over two floors and is well presented throughout. On the ground floor, there are two excellent reception rooms, one with a magnificent inglenook fireplace, a conservatory with doors leading out to the garden, a well fitted kitchen/breakfast room and a small study/wine store. On the first floor, there are five double bedrooms, of which four have a lovely rural outlook to the front, two bathrooms, one of which is en suite to two of the bedrooms. Outside, there is an outstanding, well stocked garden with a sunny, south-facing terrace, heated swimming pool and distant views towards the South Downs from the upper level.

Ground Floor

Tiled **Porch** with outside light.

Hall (E) recessed fireplace (disused), two radiators, understairs cupboard with Potterton gas-fired boiler, two built-in shelved cupboards.

Cloak/Shower Room (W) glazed shower cubicle with Aqualisa power shower, wash basin, wc, bidet, Travertine marble tiled walls, electric heated towel rail, mosaic tiled floor, extractor.



Sitting Room (S & E) marble fireplace with Stovax log-burning stove, two radiators. Archway opening to

Study/Wine Store (S) currently used as a wine store, two wall lights, Bargate stone walls.

Conservatory (E, S & W) double glazed windows and roof, casement doors to the garden, slate tiled floor.



Dining Room (E & N) magnificent inglenook fireplace, four wall light points, skirting radiator.



Kitchen/Breakfast Room (S,W & N)

Breakfast Area with broom cupboard, radiator, terracotta tiled floor.

Kitchen Area range of pine wall and floor cupboards with green granite work surfaces, white glazed sink with waste disposal unit, Neff 5-ring gas hob. Miele electric double oven, integrated larder fridge, integrated freezer, cupboards providing space for washing machine, tumble dryer and dishwasher, terracotta tiled floor, part glazed door to garden, kickspace fan heater, extractor.

First Floor

Landing (W & S) two skirting radiators, airing cupboard housing insulated hot water cylinder with immersion heater.



Bedroom 1 (E,S & W) range of built-in shelved and hanging cupboards, shelved corner cupboard, radiator.

Bedroom 2 (E) range of built-in shelved and hanging cupboards, access hatch to roof, book shelves, skirting radiator.



Bedroom 3 (E) range of built-in shelved and hanging cupboards, original fireplace, skirting radiator, high level cupboard.

Bathroom 1 (W) panelled bath, wash basin, WC, part tiled walls, heated towel rail/radiator.

Bedroom 4 (E & N) radiator. Door to

Bathroom 2 (N) bath with mixer tap and hand shower, wash basin, WC, electric heated towel rail, ceramic tiled walls and floor, access hatch to roof.

Bedroom 5 (W & N) range of built-in shelved and hanging cupboards, bay window with fitted dressing table, radiator, door to Bathroom 2.

Outside

Tandem Double Garage with small **Workshop**.

Garden Machinery Store.

Two Loose Boxes.

Heated Swimming Pool with **Pool House** and gas-fired boiler.

The Garden

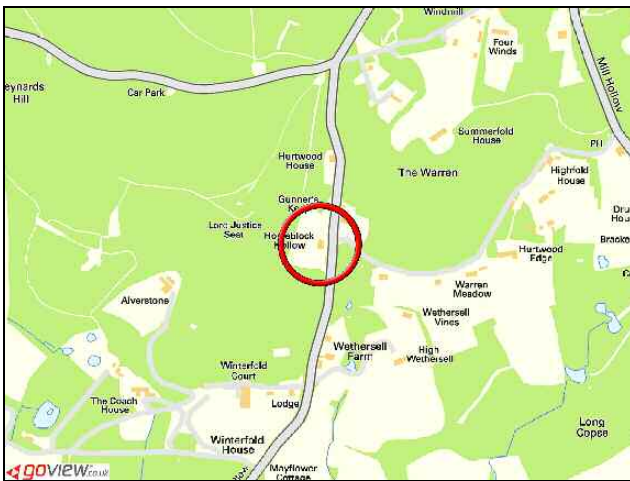
This outstanding hillside garden has been skilfully landscaped and expertly stocked with a wide variety of azaleas, camellias and rhododendrons. At the front, steps lead up to the front door beside an area of lawn with a magnificent old wisteria and clematis. A path leads around past a fine magnolia to a secluded south-facing terrace overlooking the kidney shaped swimming pool and a further area of lawn beyond. The rear garden is laid out with a series of terraces with well stocked borders, a bluebell wood and a variety of spring bulbs. At the top of the garden is a small paddock area (unfenced) from which there are magnificent views over the Surrey/Sussex countryside.

In All About 1.65 Acres.



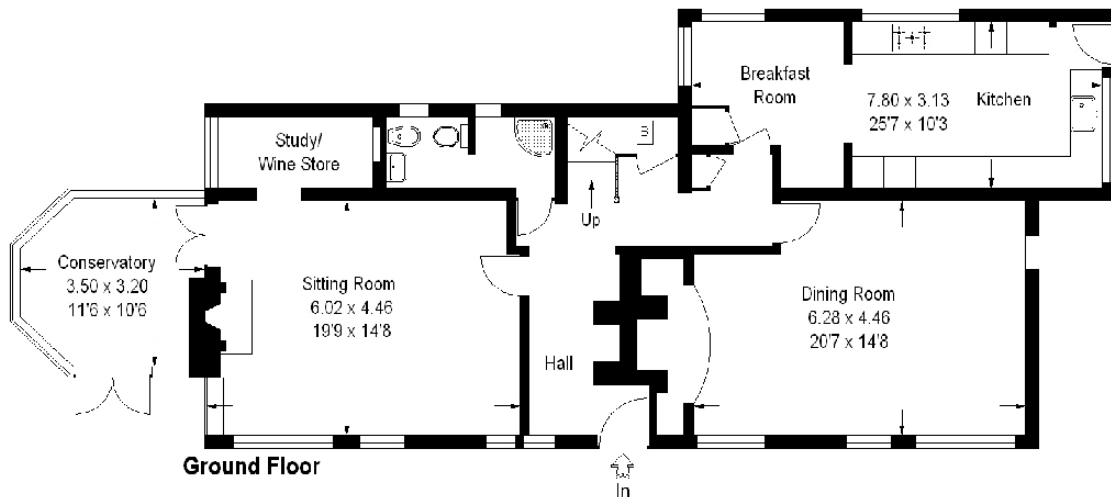
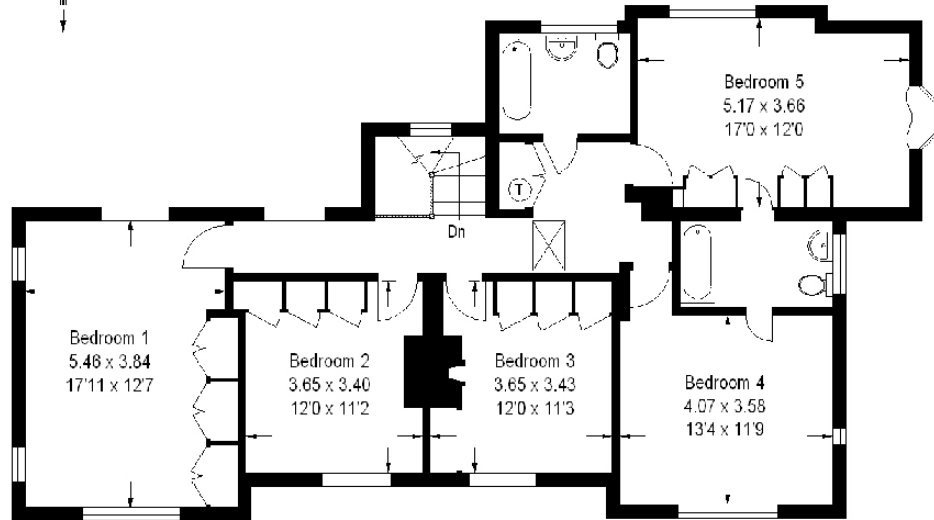
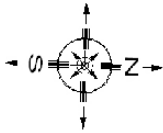
Directions

From the mini-roundabout by the obelisk at the eastern end of Cranleigh High Street, take the Ewhurst Road for about 0.75 mile. Turn left into Barhatch Lane and, after passing the entrance to Cranleigh Golf Club on the right, continue up the hill for 1.2 miles and Horseblock Hollow will then be found on the left. There is a visitors' parking area on the opposite side of the lane. (Post code: GU6 7NJ)



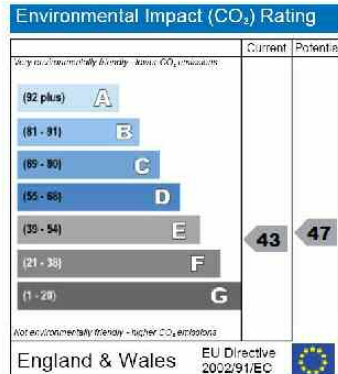
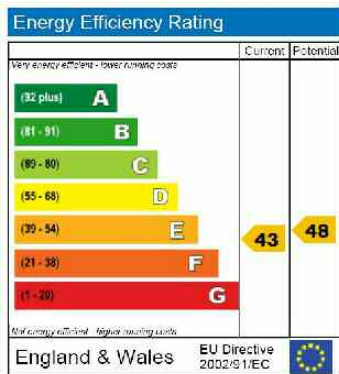
Horseblock Hollow, Barhatch Lane, Cranleigh, Surrey GU6 7NJ

Approximate Gross Internal Area:- 232 sq m / 2496 sq ft



FLOORPLAN © 2009 01493735510 Ref 51286

This illustration is for descriptive purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.6 mm / 3/4" and are through cupboards / wardrobes to wall surfaces where possible or otherwise indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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