



HILL CLEMENTS
SALES AND LETTINGS

GUIDE PRICE

£2,250,000

Alfold Road
Cranleigh, GU6 8JT

A beautiful period farmhouse of sixteenth century origin with a detached annexe/games room/office, set within 5.5 acres with swimming pool, surrounded on three sides by farmland

PROPERTY SUMMARY

Little Garson is a charming period farmhouse, the origins of which are believed to date back to the 16th Century, which has been extended and upgraded in keeping over the years. The main house has extensive exposed light oak beams and feature oak doors and there is a fine brick fireplace with wood burning stove in the drawing room. There are five bedrooms and three bath/shower rooms on the first floor and three fine reception rooms and a kitchen/breakfast room on the ground floor. A very useful detached barn-style annexe was added in a similar style and this comprises a double garage, an office room and a large vaulted games/sitting room with brick fireplace and wood burning stove. There is also a shower room and a separate WC and a galleried bedroom.

Little Garson is approached through electric double gates to a courtyard parking area between the two buildings. The gardens and woodland provide a very rural and tranquil setting adjoining open fields on three sides and there is a sunny terrace on the south side with steps leading up to the raised pool area, where there is also a pool house/changing room. In all approximately 5.5 acres.



5



2



3







Little Garson is situated in a country lane, to the west of Cranleigh, which is surrounded by open farmland. The large village of Cranleigh with its busy High Street and thriving rugby, cricket and football clubs is 1.7 miles, and here there are two supermarkets and an M&S Food Hall. The High Street also offers numerous coffee shops and restaurants and useful shops. There are many sought after private schools in the vicinity including Cranleigh School, St Catherine's in Bramley, and Charterhouse and Prior's Field in Godalming.

Guildford is ten miles to the north with its historic High Street with excellent shops, restaurants and bars and here the main line station has a frequent commuter service to Waterloo in 38 minutes. Horsham is 14 miles to the south with its pedestrianised town centre and train service to London Victoria in less than an hour.







Cranleigh High Street - 1.6 miles

One Stop Convenience store - 1 mile

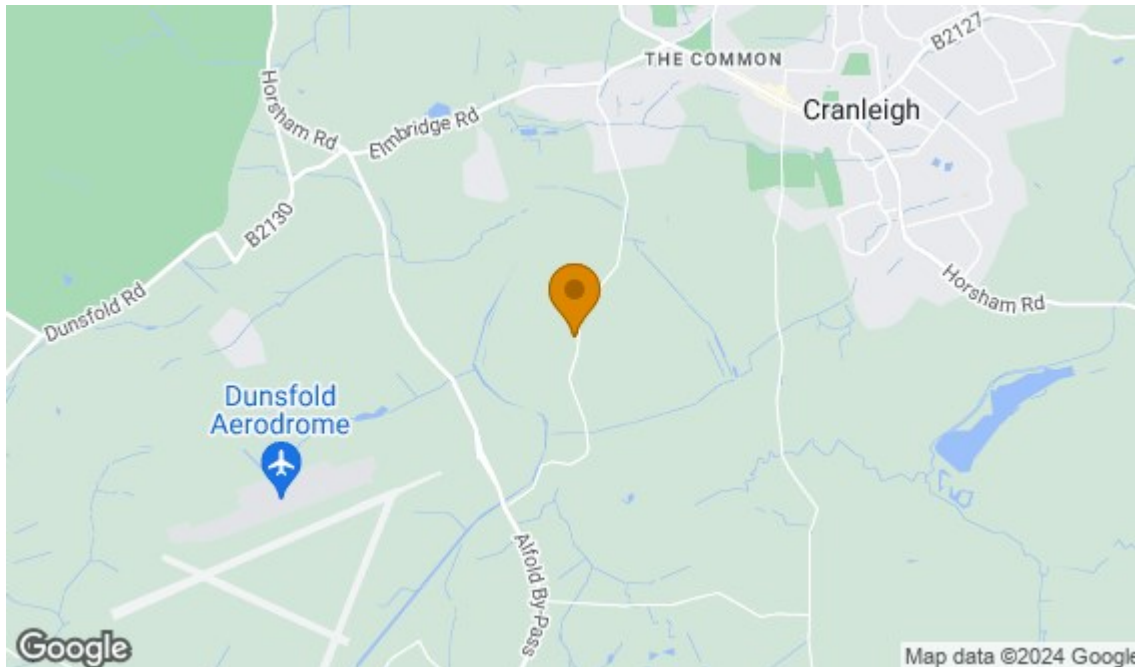
Cranleigh School and Preparatory School - 1.9 miles

Glebelands School - 2 miles

Cranleigh Leisure Centre - 2 miles

St Catherine's School - 7 miles

Guildford (main line station, Waterloo 38 mins) - 10 miles



DIRECTIONS

From Guildford take the A281 Horsham Road to Shalford and turn left at the village green signposted to Wonersh. Continue through Wonersh and Shamley Green and to Cranleigh. At the first roundabout just before the cricket pitch, turn right and after the traffic lights on the bridge, turn second left into Alfold Road. Continue along Alfold Road for one mile and Little Garson will be found on the right.

LOCAL AUTHORITY
Waverley

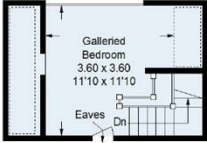
TENURE
Freehold

COUNCIL TAX BAND
H

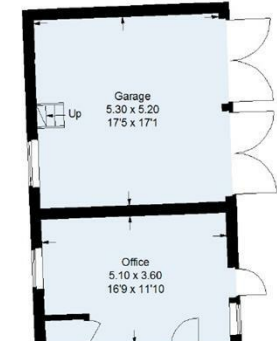
VIEWINGS
By prior appointment only

Approximate Gross Internal Area
Ground Floor = 121.5 sq m / 1308 sq ft
First Floor = 112.5 sq m / 1211 sq ft
Barn / Annexe - Ground Floor = 82.5 sq m / 888 sq ft
Barn / Annexe - First Floor = 17 sq m / 183 sq ft
Garage = 27.5 sq m / 296 sq ft
Pool House = 32 sq m / 344 sq ft
Total = 393 sq m / 4230 sq ft

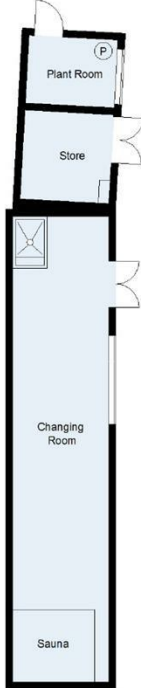
This plan is for representation purposes only. Reproduced from plans supplied by the Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Barn / Annexe - First Floor



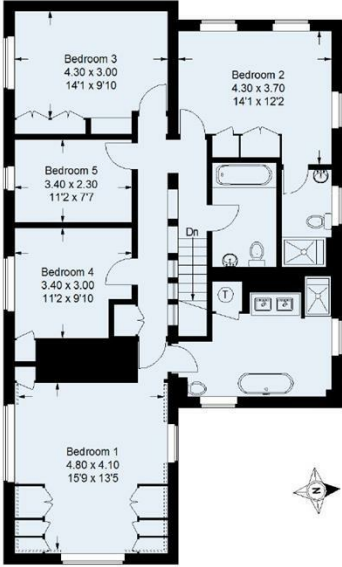
Barn / Annexe - Ground Floor



Pool House



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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