



HILL CLEMENTS
SALES AND LETTINGS



PRICE GUIDE

£1,195,000

Bottle Cottage, Smithbrook

Cranleigh, GU6 8LH

In a lovely rural location with open fields on three sides and views from every window over farmland - an extended and modernised period country cottage with many fine features of its period set within approximately 0.7 acres

PROPERTY SUMMARY

Bottle Cottage is a lovely period country cottage with origins believed to date back to the 1700's, which has been sympathetically extended and beautifully restored to provide up to date family living in a period shell. Believed to have been an estate cottage on a large country estate, the cottage was extended in the 1980's and again in 2005. There are sand blasted beams and an inglenook fireplace with old bread oven and all the windows have been replaced with oak framed double glazed windows. The latest addition is the stunning kitchen/breakfast room at the rear and there are lovely farmland views from all the windows. The previous owner purchased a portion of the adjoining field and the garden now extends into this area which provides a large level area ideal for children's games. There is also a detached double garage with room above.



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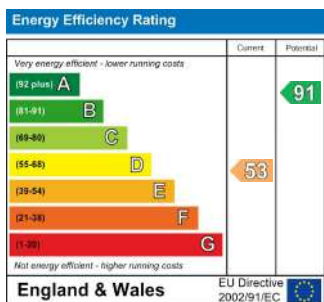






DIRECTIONS

From Guildford, take the A281 Horsham Road for seven miles, passing through Shalford, Bramley and Grafham. Carry on past Whitley Manor Farm and after passing Pepperbox Lane on the left, the driveway to Bottle Cottage will be found on the right, before reaching Smithbrook Gate and Smithbrook Kilns.



TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Waverley

COUNCIL TAX BAND
G

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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