



HILL CLEMENTS  
SALES AND LETTINGS



PRICE GUIDE

£1,295,000

Thorn Cottage, Upfold Lane

Cranleigh, GU6 8PD



In a rural lane with lovely views over fields at the front and only just over a mile from the High Street - a chalet style detached house with flexible accommodation, including ground floor bedroom accommodation, a double garage and further outbuilding and a secluded garden surrounded by open land

PROPERTY SUMMARY

Thorn Cottage is a beautifully presented detached chalet style house with stained timber clad elevations and flexible accommodation that can be used in many different ways. For instance there are two ground floor rooms that could be easily be used as bedroom accommodation, particularly as there is a nearby shower room. There is a also sitting room, a study, a fine kitchen/breakfast/dining room and a large utility room. Upstairs there are three further double bedrooms, the principal of which has a Juliet balcony and an en suite shower room, and a family bathroom. Outside there is a matching substantial double garage with room above and a further outbuilding/hobbies room. The garden is a lovely feature with no immediate neighbours and fields on three sides, with an east terrace adjoining the kitchen and a west terrace from the sitting room from which to enjoy the morning and afternoon sun. A gated access leads a large parking courtyard and the garage and there is a delightful front veranda overlooking fields at the front. In all approximately 0.22 acres.



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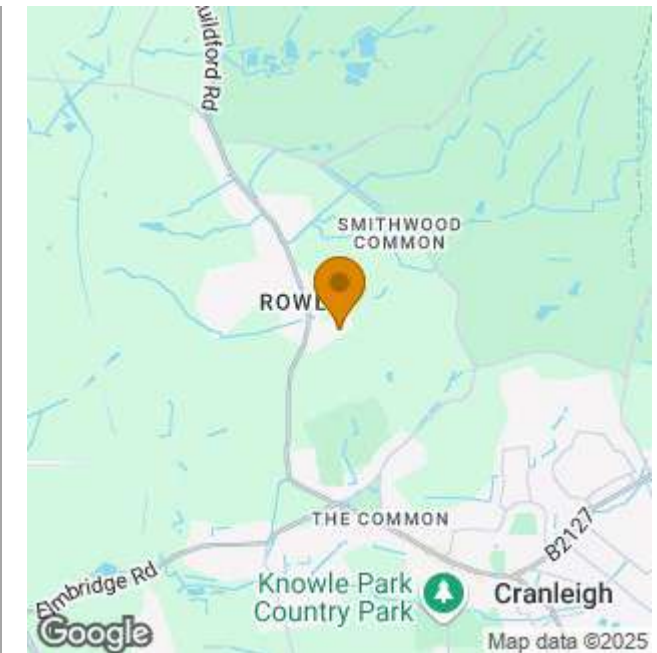
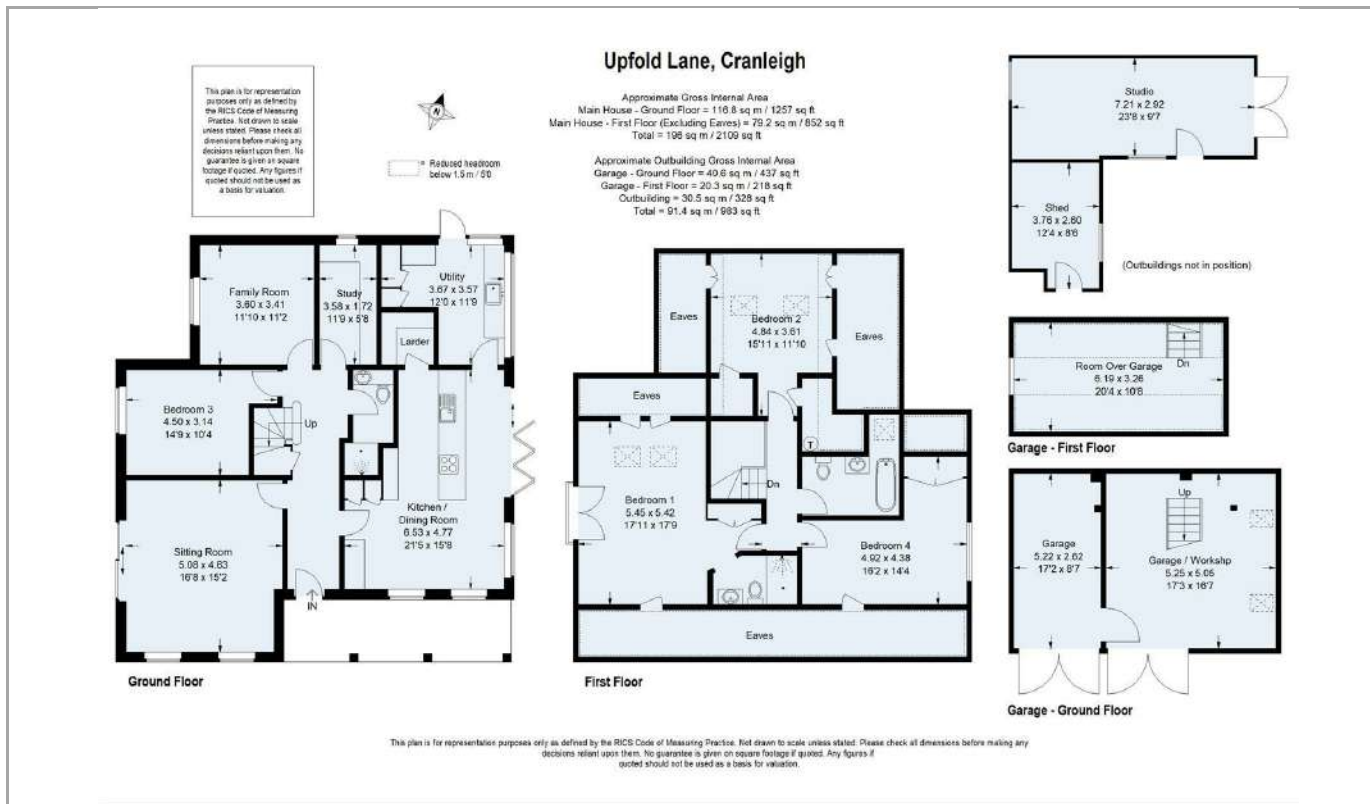


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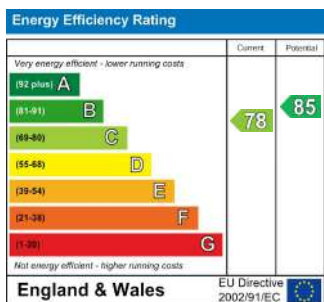






## DIRECTIONS

From Guildford take the A281 Horsham Road to Shalford and turn left, continuing through Wonersh and Shamley Green villages on the B2128 and continue to Rowley. Carry on past the shops on the left and a bank of woodland, after which turn left into Upfold Lane. Continue past the bungalows and Thorn Cottage will be found on the left opposite the fields.



**TENURE**  
Freehold

**VIEWINGS**  
By prior appointment only

**LOCAL AUTHORITY**  
Waverley

**COUNCIL TAX BAND**  
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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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