

KNOWLE LANE



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CRANLEIGH, SURREY, GU6 8JW

Available: 1st March 2025

£8,500 PCM (Per Calendar Month)

House - Detached, 4 Bedroom
4 Bathroom, 4 Reception
Unfurnished

Summary

A beautifully renovated four-bedroom, four-bathroom family home located on the sought-after Knowle Lane in the heart of Cranleigh. Combining modern elegance with the charm of traditional design, this property offers a spacious and flexible layout perfect for family living.

Key Features

- Detached
- Four bedroom
- Four bathrooms
- Two car bay port
- Swim spa
- Bosch kitchen appliances







THE PROPERTY

Description

Nestled in the sought-after Knowle Lane area of Cranleigh, this impressive family home offers an expansive living space of approximately 3,602 sq ft. Thoughtfully designed, this property combines modern elegance with practical family living. On the ground floor, you will find a well-equipped kitchen and breakfast room, featuring Bosch appliances, a Belfast sink, a Quooker tap, a large electric range cooker, a microwave/oven, wine fridge, fridge and freezer with a second under counter fridge in the central island with open plan space for casual dining. You will also find a formal dining room with a fantastic double-sided feature fireplace with views through to the entrance hall, an ideal space for entertaining. A characterful living room with a large woodburner. Also on the ground floor, a family room/study, a utility space creating a functional boot room area with a separate washer and dryer and a small sink. There is also a WC for convenience and a storeroom accessed from outside.

On the first floor, you will find four generously sized bedrooms, all with en-suite bathrooms. The principal bedroom features cleverly designed fitted storage with a luxurious en suite, featuring a freestanding bathtub, a large walk-in double shower with dual rainfall showerheads set against a stunning marble effect feature wall with integrated LED lighting, a floating vanity unit with a 'his and hers' sink. The second bedroom is well designed, with further fitted storage and an elegant en suite, with another freestanding bathtub lit by recessed floor lighting, a walk-in shower, a vanity unit, and exposed beams. Bedrooms three and four both benefit from fitted storage and smart en-suite shower rooms.

Outside is a two-bay carport with storage above, a private rear garden with a swim spa and patio area perfect for entertaining.









Location

The property is located in a rural spot only a mile from Cranleigh High Street with supermarkets, butchers, cafes, restaurants, and pubs. There are plenty of schools, both private and state, in the local area. From the property, there are ample riding and walking opportunities with bridleways and footpaths easily accessible, including the Downs Link.

Guildford is under 11 miles away with a mainline station and further shopping, restaurants, and bars.

Waverley Borough Council Tax Band H: £4,534.84 2025/26

Pets: case by case

Deposit: £13,846

Holding Fee £2307

EPC Rating E

Available in March



Guildford

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