

# ALFOLD ROAD





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CRANLEIGH, SURREY, GU6 8JT

Available: 29th August 2025

£12,000 Per Month (Per Calendar Month)

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

## Summary

Stunning Grade II Listed Tudor house, renovated throughout to the highest standard in a stunning rural setting with garaging, tennis court, swim spa and self contained annexe.

## Key Features

- Stunning refurbished period home
- Four bedrooms
- Three bathrooms (two ensuite)
- Garaging and annexe
- Tennis court and swim spa
- Gardener included











## THE PROPERTY

### Description

The house contains many period features throughout including exposed beams, Gothic patterned floor tiles, Inglenook fireplaces and lead lined windows which have been sympathetically upgraded to timber framed, double glazed units.

On the ground floor is a stunning, oak framed, open plan kitchen with vaulted ceilings that was brand new in 2023. It includes an island/breakfast bar with stonework tops, heritage-style Everhot range cooker, farmhouse sink, integrated appliances and quooker boiling water tap. It has panoramic views and bi-folding doors out onto the gardens on two sides as well as flowing into the dining area.

Also on the ground floor is a large sitting room with oak beams throughout, a reception/entrance hall with oak flooring and wood burning stove, carpeted family room, utility room and downstairs w.c.

On the first floor is the principal bedroom with large ensuite, including roll top bath and ensuite shower, guest suite, two further bedrooms and one family bathroom.

Outside the property includes an abundance of driveway parking and a triple bay garage with a fully self-contained annexe above. The gardens are mainly laid to lawn and include a tennis court and a swim spa

















## Location

The property is located approximately 1.6 miles from Cranleigh centre, reputedly the largest village in England, is situated approximately 10 miles to the South of Guildford and has a wide range of amenities including supermarkets, specialist shops and stores, a health centre, sports centre and library. For commuters there are rail links at Guildford and Dorking to Waterloo and Victoria respectively. Schools in the area include Cranleigh School, Longacre at Shamley Green and St Catherine's School for Girls in Bramley. Further good private schools are to be found in Guildford which also has a wider range of shopping, social and recreational facilities as well as a main line station providing frequent services to London Waterloo in approximately 38 minutes. The A3 can be reached at Guildford for access to central London and the South coast and via the M25 to Heathrow and Gatwick Airports.

Waverley Borough Council tax band G  
EPC Rating C  
Available September  
Holding deposit £2769  
Gardening included in the rent



## Great Garson, Alfold Road, Cranleigh, GU6

Approximate Area = 3077 sq ft / 285.8 sq m  
Limited Use Area(s) = 46 sq ft / 4.2 sq m  
Garage = 413 sq ft / 38.3 sq m  
Total = 3536 sq ft / 328.4 sq m  
For identification only - Not to scale



## Guildford

Poyle House 24 Epsom Road  
Guildford  
Surrey  
GU1 3LE

Tel: 01483 407600

