



Coombe Lea, Guildford Road, Cranleigh, GU6 8PP





Property Description

Guide Price: £1,250,000

- Detached family home
- Sitting room
- Dining room
- W.C
- Kitchen/breakfast room
- Four bedrooms
- Over 6 acres of land
- Formal gardens
- Garages and workshop/store
- Freehold. Council tax: G.
EPC: TBC

Nestled on the fringes of Cranleigh, Coombe Lea offers an extraordinary opportunity to own a captivating four-bedroom detached family home, pleasantly combined with over 6 acres of verdant land. Dating back to 1920's, this distinguished property is set back from the Guildford Road and approachable via a driveway leading alongside the residence to garaging and ample parking enclave.

Originally a sanctuary of horticultural endeavours, the property's rear expanse once nurtured a vibrant nursery, adorned with greenhouses that have withstood the test of time. In a testament to vision and dedication, a substantial commitment of effort and resources has transformed a portion of this land into resplendent formal gardens.

Immerse yourself in the embrace of nature as you traverse the manicured pathways that wind through the meticulously crafted gardens. Here, flora of diverse hues, textures, and fragrances flourish harmoniously, creating an oasis of tranquillity and delight. Every season brings a new tapestry of colours, from the effervescent blooms of spring to the rustic tones of autumn. It's a symphony for the eyes, a canvas of living artistry that shifts with the passage of time.

The residences layout ensures ample space for family living, with two spacious reception rooms, W.C. and a kitchen/breakfast room on the ground floor. Upstairs, there are four bedrooms and a recently fitted bathroom.







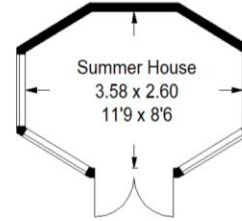
The Location

Cranleigh High Street is easily reached and provides an exceptional range of individual shops and boutiques, an M&S food hall and Sainsbury's together with several restaurants in addition to the leisure centre and doctors' surgery. There are several highly regarded schools in the area in both the state and private sectors. For a wider range of facilities Guildford is approximately 7 miles away and Horsham is 15 miles. Surrounding the area are miles of open countryside with the Surrey Hills being an Area of Outstanding Natural Beauty.

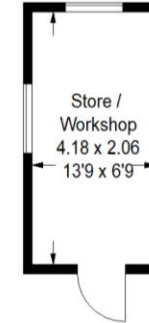


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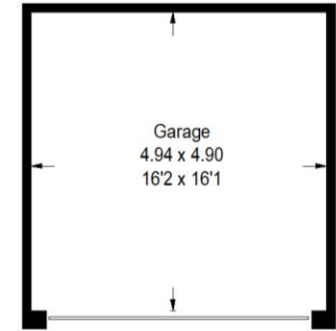
Approximate Gross Internal Area
 Ground Floor = 78.6 sq m / 846 sq ft
 First Floor = 72.6 sq m / 781 sq ft
 Outbuildings (Including Garages) = 85.9 sq m / 925 sq ft
 Total = 237.1 sq m / 2552 sq ft



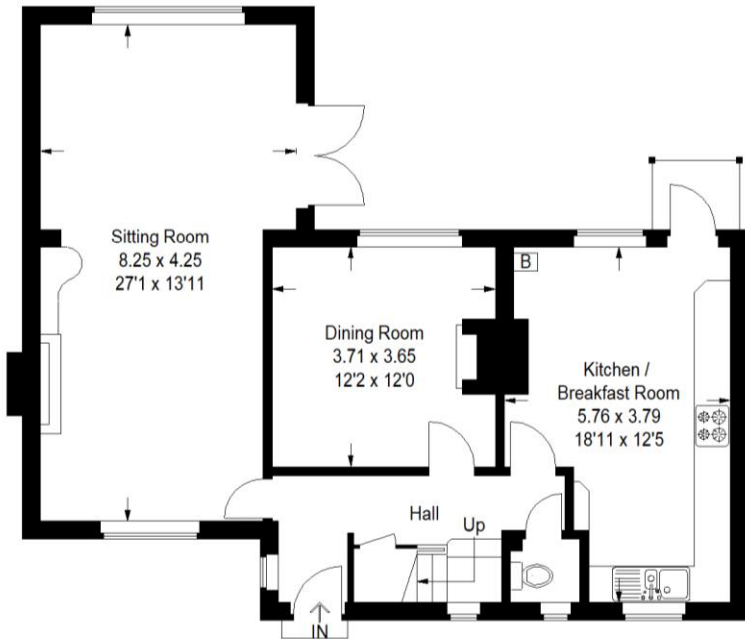
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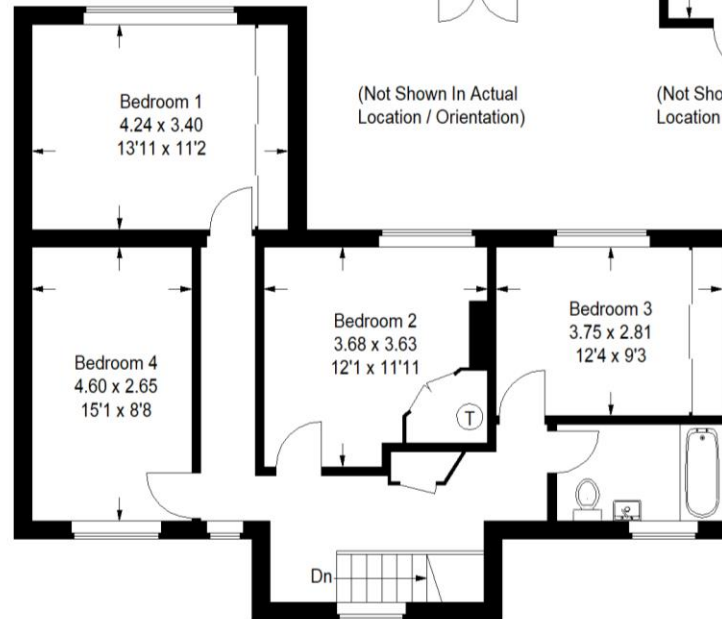
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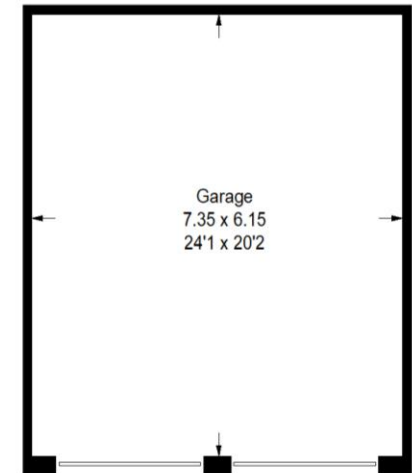
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Ground Floor



First Floor



(Not Shown In Actual
 Location / Orientation)



Chantries & Pewleys

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

