



The Bothy, Smithbrook, Cranleigh, GU6 8LH





Property Description

Guide Price: £1,000,000

- Exquisite barn conversion
- Three Double Bedrooms
- Open plan kitchen/dining/living room
- Utility room
- Main bedroom suite with dressing room
- South facing rear garden
- New Underfloor heating 8 zone independent thermostats entire property
- Conversion work completed August 2023
- New Worcester Bosch external oil boiler
- Freehold.

The Bothy is an exquisite barn conversion situated in the hamlet of Smithbrook, between the villages of Cranleigh and Hascombe. The subject of a meticulous conversion and finished to the highest of standards, the property offers light and spacious accommodation in a desirable semi-rural location.







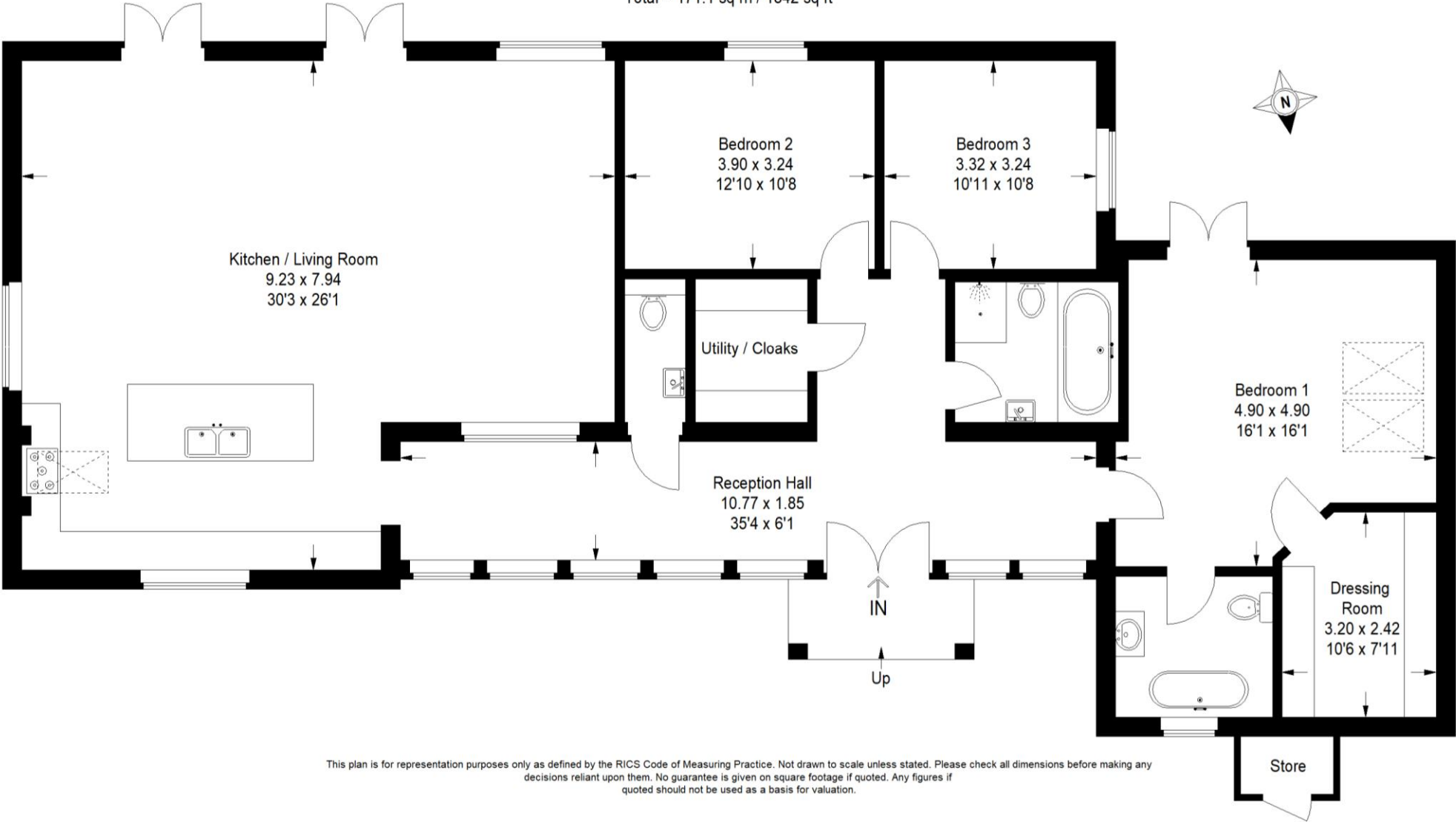
The Area

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 = 169.8 sq m / 1828 sq ft
Store = 1.3 sq m / 14 sq ft
Total = 171.1 sq m / 1842 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



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.

