



Hascombe View, Guildford Road, Cranleigh GU6 8PP





Property Description

Guide Price: £1,750,000

- Exquisite detached family home
- Stunning views across to Hascombe Hill
- Long driveway
- No onward chain
- Three reception rooms
- Four bathrooms - all fitted with underfloor heating
- Sunuser solar heating system (water)
- Cat6 wired throughout
- Home office & gym/workshop
- Freehold. Council tax band: G. EPC: C

Hascombe View presents an inviting picture of refined family living, tucked away amidst the serenity of mature oaks at the end of a long driveway, offering captivating vistas of Hascombe Hill to the rear. This charming half tile-hung residence has been lovingly enhanced by its current owners, who have invested in extensive extensions and meticulous refurbishments, elevating it to a new level.

Spread across three floors, the property boasts a thoughtfully designed layout, comprising five bedrooms, including two en-suites, two bathrooms, two reception rooms, a versatile study, utility room, and an impressive kitchen/dining/family room complete with a convenient larder.

Nestled within a generously sized plot of just under 3/4 acres, the property's enchanting rear gardens have been diligently landscaped, creating a serene oasis that adjoins a tranquil stream flowing along the length of the plot. Further enhancing its appeal are the additional outbuildings, including a home office, a versatile workshop/gym, and a garage.

N.B. Planning permission has previously been granted for a detached double car port/garage of brick and timber construction, and the property is offered with 'no onward chain'.







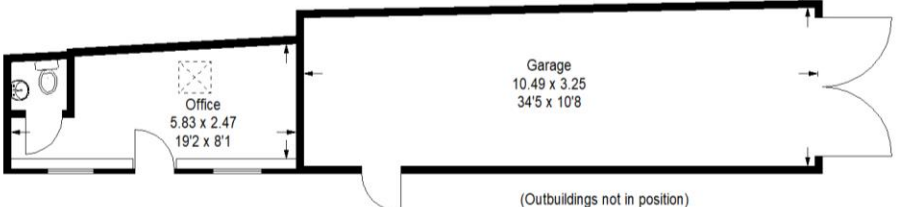
The Area

Cranleigh High Street is easily reached and offers 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.,

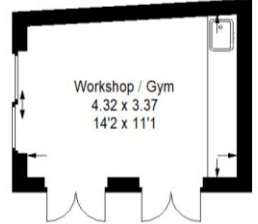


Hascombe View, Guildford Road

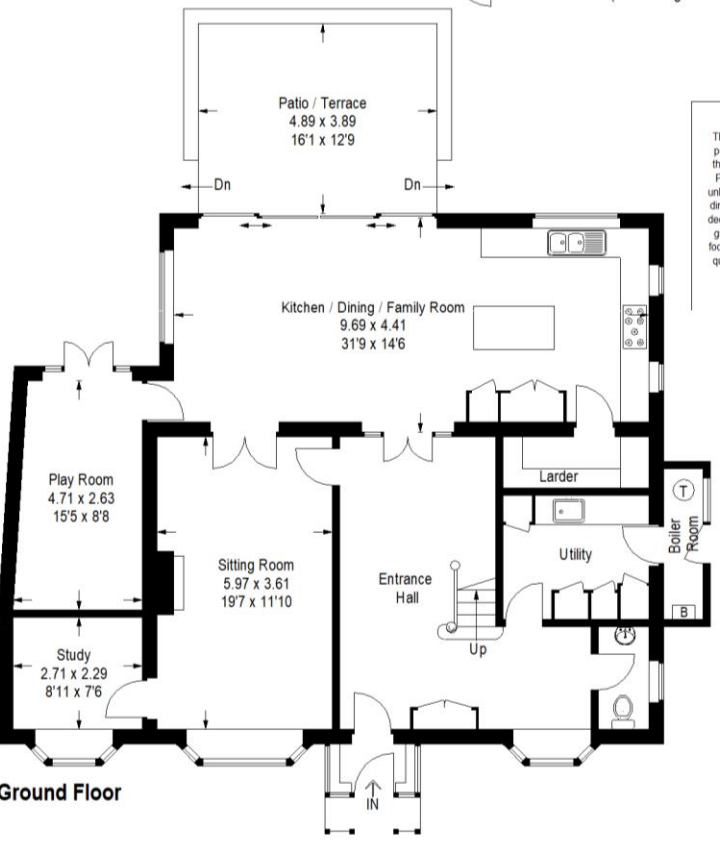
Approximate Gross Internal Area
 Ground Floor = 129.7 sq m / 1396 sq ft
 First Floor = 112.1 sq m / 1207 sq ft
 Second Floor = 63.7 sq m / 686 sq ft
 (Including Eaves)
 Outbuildings = 60.8 sq m / 654 sq ft
 Total = 366.3 sq m / 3943 sq ft



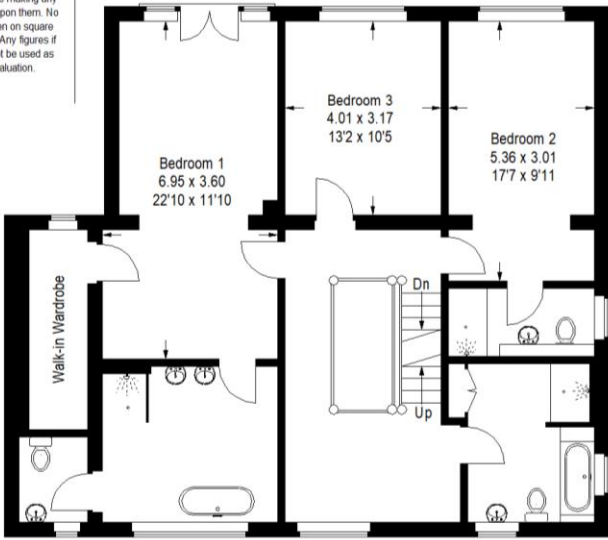
(Outbuildings not in position)



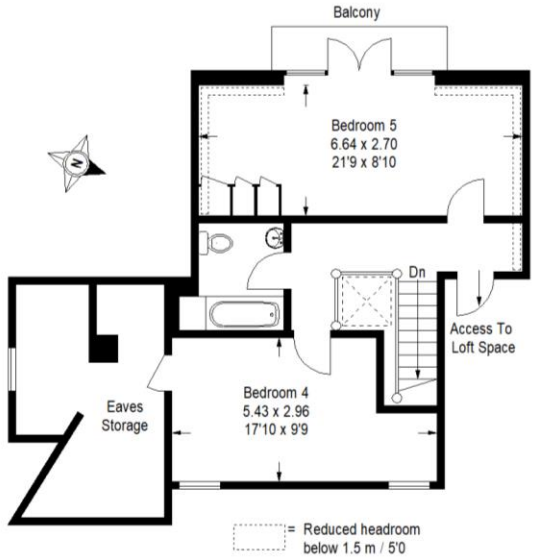
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as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



Ground Floor



First Floor



Second Floor



Chantries & Pewleys

ESTATE AGENTS

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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.

