



Hilliards Barn, Amlets Lane, Cranleigh GU6 7DH





Property Description

Guide Price: £1,600,000

- Character family home
- 3 Reception Rooms
- 5 Bedrooms, 2 Bathrooms
- Modern re-fitted Kitchen/Breakfast Room
- Stunning grounds of approx 1.25 acres
- Garage and Office Outbuilding
- Secluded location close to the village
- Further potential
- Freehold
- Council Tax: G EPC: E

We are delighted to offer for sale this stunning barn conversion, originally converted into a home in the 1950's and substantially extended over the years to create a most wonderful family home set in picturesque mature grounds of approximately 1.25 acres and located in a secluded position.

The property is reached by a long winding driveway which leads to a large parking and turning area in front of the double length garage. An oak porch leads into the central reception hall featuring a magnificent staircase and galleried landing. A double height window floods the property with light and offers an early glimpse of the well cared for grounds to the rear. The light and airy triple aspect drawing room features an attractive Beehive Inglenook fireplace and doors opening onto the rear terrace and garden and a further family room features a wood burning stove. An inner hallway with front and back doors leads to the beautiful, triple aspect kitchen breakfast room where a square bay window with window seat affords a view over the pond and gardens to the rear. Off the kitchen is a generous double aspect dining room with oak herringbone flooring, also featured in the entrance hall. A downstairs cloakroom completes the ground floor. Upstairs the master bedroom features built-in wardrobes and an en-suite shower room. Bedroom two and three are both generous double aspect double bedrooms. There are two further bedrooms and a modern family bath and shower room. A separate cloakroom completes the accommodation.

Outside there is an office with power and light adjoining the double length garage and garden store. The stunning grounds wrap around the property with extensive lawns interspersed with many specimen plants and trees. The slate paved terrace creates a wonderful outdoor entertaining area and enjoys a sunny South Westerly aspect. The large pond is an attractive feature and sits between the lawn and the fruit bearing orchard and a further garden area is positioned discreetly behind a mature beech hedge. We highly recommend an early viewing in order to fully appreciate the charm and character of this wonderful family home.





The Area

Cranleigh is an attractive and vibrant village ideally positioned at the foot of the Surrey Hills, being approximately 20 minutes equidistant from the neighbouring towns of Guildford, Godalming, Horsham and Dorking. London Waterloo can be reached by rail from Guildford with a direct service taking just 42 minutes. Said to be the largest village in England, Cranleigh has much to offer with numerous independent and national shops including Rawlings Butchers, Cranleigh Fish, Celebration Cakes, 140 Fashion store, M&S Food Hall, Sainsburys, Co-Op, Boots, Superdrug and the Handyman's Store. Fountain Square is the centre of alfresco entertainment and dining provided by the Richard Onslow pub/boutique hotel and town centre cafés. There is also a Thursday market in Village Way car park. Leisure facilities are well provided for with numerous clubs and societies including Cranleigh Golf and Leisure Club, football, rugby and cricket clubs and Leisure Centre with indoor pool, gym and squash courts. Lovely countryside surrounds the village, perfect for country walks and horse-riding pursuits. The Downs Link footpath and bridleway passes to the west of the High Street and follows the route of the old railway line between Guildford and Shoreham.

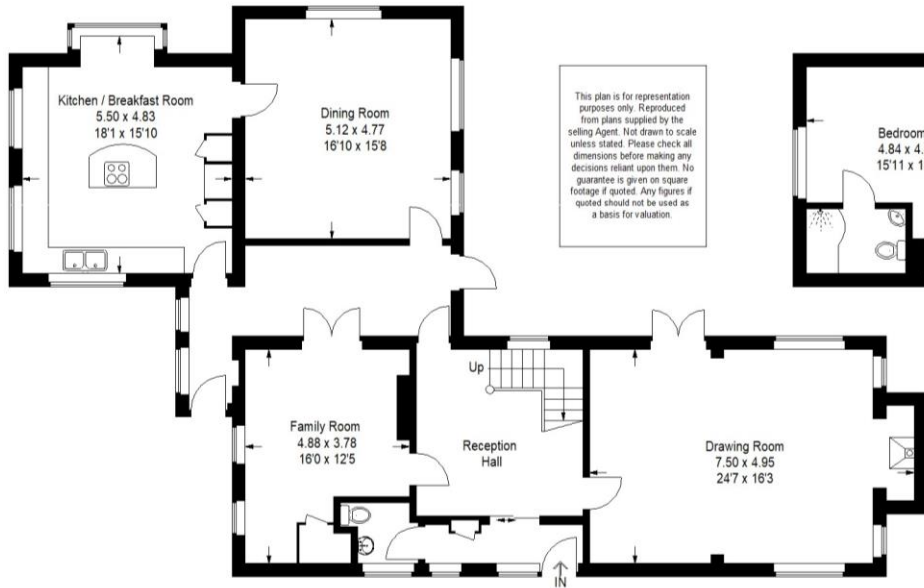




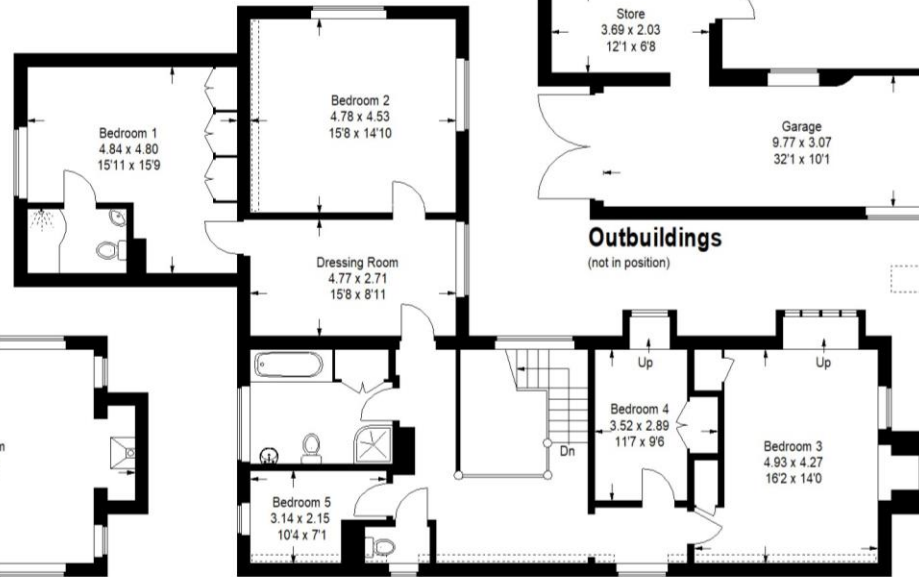
Amlets Lane

Approximate Gross Internal Area
Ground Floor = 140.8 sq m / 1515 sq ft
First Floor = 136.1 sq m / 1465 sq ft
Outbuildings = 59.9 sq m / 645 sq ft
Total = 336.8 sq m / 3625 sq ft

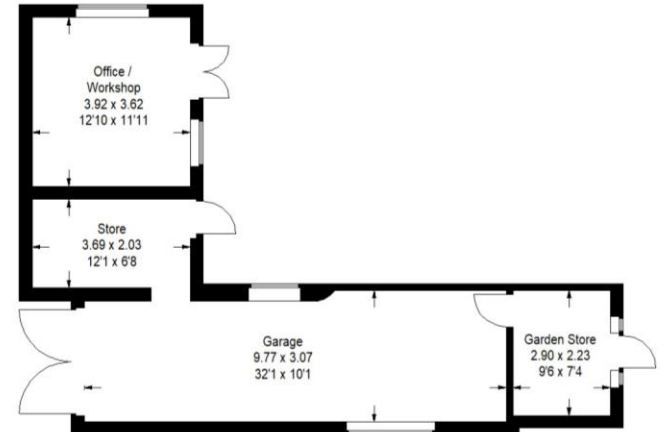
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Ground Floor



First Floor



Outbuildings

(not in position)

Reduced headroom below 1.5 m / 5'0"



Chantries & Pewleys

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