



Gunyah, Rowly Drive, Cranleigh GU6 8PJ









## Property Description

Guide Price: £900,000

- Four bedroom detached house
- Three reception rooms
- Spacious kitchen/diner
- Flexible accommodation
- Mature landscaped 100ft rear garden
- Detached indoor swimming pool
- Gated with off road parking
- Sought after quiet location
- Freehold
- Council Tax: G EPC: C

Gunyah is a charming 1920's detached, four bedroom property nestled on a generous plot with the addition of an indoor swimming pool, situated on a sought-after no-through road in Rowly, just on the outskirts of Cranleigh village, a desirable residence in a peaceful location.

The property is set back from the road behind an evergreen hedge and five bar gate with a block paved driveway that offers ample parking. Inside, the accommodation encompasses three reception rooms including a conservatory, large kitchen, four bedrooms, two bathrooms and a detached indoor pool house. The spacious main reception room is dual aspect overlooking the front and side of the property with the second reception room fitted with engineered wood flooring, French door to a conservatory offering access and views of the rear garden and a door to a useful storeroom. The kitchen/diner is fitted with solid maple wood units, design by Parkhouse Kitchens, granite worktops, triple Bosch oven with gas hob, integrated dishwasher and fridge/freezer and French doors onto the patio. There is also a walk-in boiler cupboard and a stable door to the side of the property. There are two double bedrooms on the ground floor and a bathroom fully tiled with walk-in shower. Upstairs, you'll find two generous double bedrooms, the master with en-suite bathroom including a roll top bath and plenty of cupboard storage.

Outside, the mature rear garden has been beautifully landscaped with shaped borders, a brick winding path and vegetable/herb garden all extending over 100 ft from the rear of the property. This expansive space invites outdoor enjoyment, whether it's gardening or al fresco dining. In addition, positioned at the far end of the garden is a substantial 30ft solid wood structure with large double glazed windows constructed to house a 29ft x 12ft swimming pool with a boiler/pump room and changing room with w.c, basin and shower cubicle. This could be converted to a wonderful home office or garden room providing flexibility to suit your specific needs.

Gunyah offers an exciting opportunity to own an attractive home with adaptable accommodation.







## The Area

Situated in a sought-after road on the outskirts of Cranleigh village, this property enjoys the perfect balance of tranquillity and accessibility.

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.







**Approximate Gross Internal Area 1904 sq ft - 177 sq m**

Ground Floor Area 1281 sq ft – 119 sq m

First Floor Area 623 sq ft – 58 sq m



Ground Floor

First Floor



# Chantries & Pewleys

ESTATE AGENTS

Cranleigh Sales 01483 347888  
[cranleigh@chantriesandpewleys.com](mailto:cranleigh@chantriesandpewleys.com)

Guildford Sales 01483 405222  
[guildford@chantriesandpewleys.com](mailto:guildford@chantriesandpewleys.com)

Merrow Sales 01483 347100  
[merrow@chantriesandpewleys.com](mailto:merrow@chantriesandpewleys.com)

Shalford Sales 01483 304344  
[shalford@chantriesandpewleys.com](mailto:shalford@chantriesandpewleys.com)

Lettings 01483 405222  
[lettings@chantriesandpewleys.com](mailto:lettings@chantriesandpewleys.com)

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.

