



Woodruff  
New Park Road | Cranleigh | Surrey | GU6 7HJ

FINE & COUNTRY



# WOODRUFF

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*Fine and Country are proud to present Woodruff, a 1930's detached family home which has been extended and modernised throughout. The property boasts 5 bedrooms, 4 bathrooms (3 ensuite), 2 reception rooms and a large open plan kitchen, dining and entertainment space, as well as a generously sized private garden with a swimming pool.*





WOODRUFF









## Accommodation summary

### Ground Floor

Downstairs, the open entrance hall welcomes you into the home, with a generously sized reception room to the left. The heart of the home is a large, open-plan kitchen/dining/family space, recently extended and modernised, with double doors leading to the garden to create a seamless indoor/outdoor flow, perfect for entertaining. A second sitting room/family room offering additional living space can be found downstairs as well as a cloakroom and utility room. The attached single garage can be accessed via the kitchen.

### First Floor

The first floor includes the master bedroom, boasting a spacious dressing room and ensuite bathroom, both finished to a high standard. There are three further bedrooms, one featuring an ensuite, offering ample space for family and guests. A stunning family bathroom with feature slipper bath is conveniently located off the main landing. All the rooms are decorated to a high standard, enhancing the modern yet timeless ambiance resonating throughout the entire home.

### Second Floor

The second floor houses the versatile fifth bedroom, with its own ensuite for added convenience. Dual aspect with views onto the garden, this space provides endless possibilities for use, whether as a guest suite, home office, or personal retreat.



# Seller Insight

“The owners have extended their beautiful property to create a family home that is the perfect blend of charm and modern convenience. “We have always loved the village of Cranleigh since our children went to Cranleigh school, and to be able to walk to the many cafes and shops is ideal. We love the pretty landscaped garden and the pool is perfect for our grandchildren - whatever the weather!”

During their ownership, the owners have significantly enhanced the property with a triple-story extension. “We’ve expanded the kitchen and added two new ensuite, making the house much more comfortable for all our overnight guests.”

The property is situated on a smart tree-lined avenue, providing a peaceful and private setting. “There is ample parking both on the driveway and outside, making it easy to accommodate visitors”. The village setting offers a perfect balance of rural charm and modern amenities. “The high street has everything you need, and the village has a lovely community feel.”

One of the standout features of living here has been the wonderful neighbours. “We were warmly welcomed right from the start. The whole road gathered together and celebrated the King’s coronation and one of our lovely neighbours often cooks and brings over delicious meals for us.”

The beautifully landscaped garden is a haven for relaxation and leisure. “We’ve enjoyed many breakfasts on the terrace by the apple tree on summer mornings and evening drinks and barbeques by the pool with our friends and family”. The garden provides a perfect backdrop for entertaining, making every gathering special.

“The kitchen is a particular highlight of the home and it is where we spend most of our time – whether that is baking, having drinks or sociable dinners, or even reading on a rainy day. The dogs love it here too, as there are lots of countryside walks or trips to the village.”

“Cranleigh is a village with a lovely community feel, offering excellent local amenities. The high street has everything one could need, from shops to transport links, making everyday life convenient and enjoyable. The village also boasts a range of community groups and places of interest, enhancing the overall living experience.”

As the owners prepare to move, they will deeply miss their wonderful neighbours, the charming village of Cranleigh, and the many lovely changes they have made to the house. “This property has provided us with a perfect blend of community, convenience, and comfort, creating many cherished memories.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









































## Outside

This property presents an impressive exterior, featuring a driveway with space for 2 cars, and a swimming pool. Additionally, a multipurpose Cedar wood outbuilding offers opportunity as a pool house, gym, or home office. The generously sized, easy to maintain, landscaped garden provides plenty of room for outdoor entertainment and enjoyment.

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# LOCATION

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Cranleigh is a picturesque village nestled in the Surrey Hills, known for its scenic countryside, vibrant community spirit, and excellent educational institutions. Located roughly halfway between Guildford and Horsham, it offers a blend of rural charm and modern amenities. The village also boasts a variety of independent shops, cafes, and a weekly market, attracting both locals and visitors. Notable landmarks include the historic St. Nicolas Church and the Cranleigh Arts Centre, which hosts a range of cultural events. The village is home to the prestigious Cranleigh School, an independent co-educational boarding school renowned for its academic excellence and extensive extracurricular programs. Additionally, Cranleigh hosts Cranleigh C of E Primary School, known for its supportive learning environment, and nearby Glebelands School, recognized for its quality secondary education. Surrounded by beautiful walking and cycling routes, Cranleigh is a perfect spot for nature enthusiasts and families seeking top-tier education in a tranquil setting.









### Services, Utilities & Property Information

Utilities – Mains electricity, gas, water and drainage

Heating – Gas central heating

Mobile Phone Coverage - 4G mobile signal is available in the area we advise you to check with your provider

Broadband Availability - Ultrafast Broadband Speed is available in the area

Special Note – As there is a swimming pool in the garden, all children must be supervised during viewings

Tenure – Freehold

Parking – Garage parking along with space for around 2 cars on the driveway

Agents Note: There is a tree preservation order in place within this title along with restrictive covenants – please speak with the agent for further information

Disclosure: In accordance with Section 21 of The Estate Agents Act 1979 (Declaration of Interest), please note that the vendor of this property is a relative of a member of Fine & Country Office.

Directions - Postcode: GU6 7HJ

### Local Authority:

Waverley Borough Council

Council Tax Band: G

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country

### Website

For more information visit <https://www.fineandcountry.co.uk/south-and-west-surrey-estate-agents>

### Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

### Please note

The Promap reflects the plot only and does not illustrate the size of the property after the recent additions.





# Approximate Floor Area

Ground Floor = 129.7 sq m / 1396 sq ft

First Floor = 92.9 sq m / 1000 sq ft

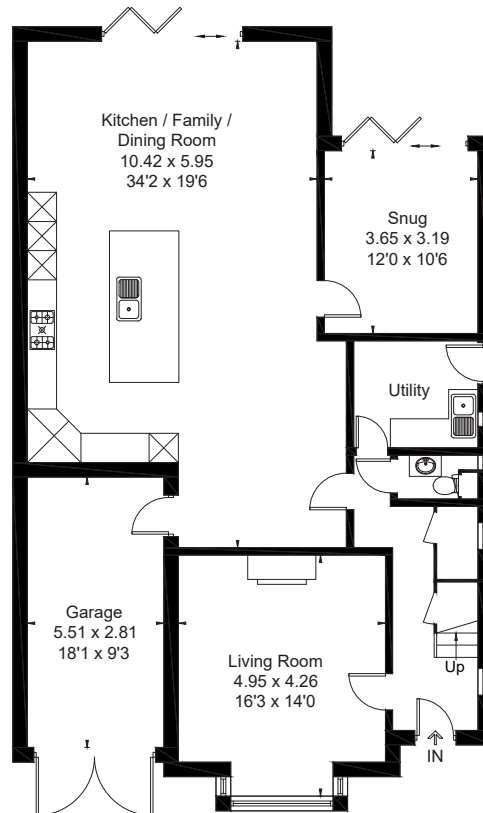
Second Floor = 31.4 sq m / 338 sq ft

Garden Room / Store = 27.5 sq m / 296 sq ft

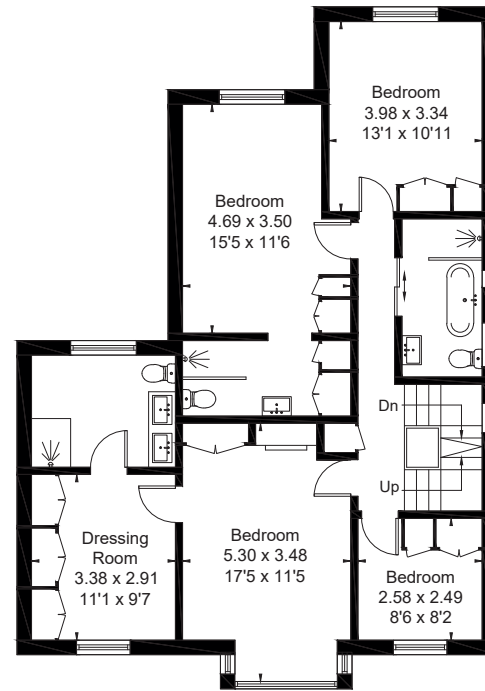
Total = 281.5 sq m / 3030 sq ft



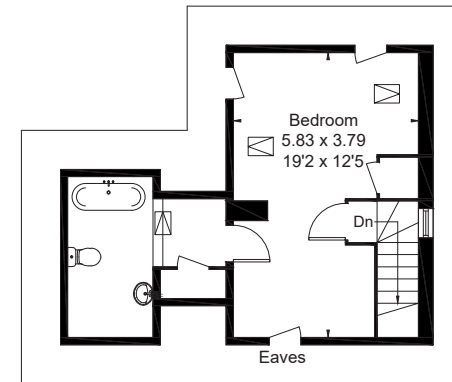
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	76 C
39-54	E		
21-38	F		
1-20	G		



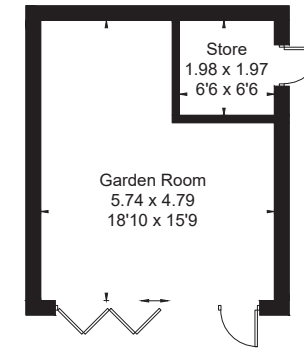
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #71262

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants, and other property related details rests with the buyer.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 23.09.2024











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I have been working in property, both locally and internationally for over 20 years, giving me an in-depth and holistic knowledge of how the property market works. I understand the persistence and intricacies that are often required to enable a transaction to complete, especially at the luxury end of the market. I ensure that I lead my clients openly and conscientiously through this process, striving to exceed their expectations.

YOU CAN FOLLOW MARK ON



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*The previous agent just went through the motions of selling the house without thinking about how to market it effectively - and we got no realistic offers over a number of months. Mark thought much more about how to present and market the property - and specifically advertised it to people looking for an equestrian property. He even borrowed a horse to include in a video of the property. Through techniques such as only booking viewings back to back, he very rapidly got us to the point where we had multiple bidders competing for the property and, given the state of the property market, we got a good price for it. I would have no hesitation about recommending Mark for any property sale.”*



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



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