



Cranleigh Cottage, Knightons Lane, Dunsfold, Surrey, GU8 4NU

CLARKE



GAMMON

Cranlegh Cottage

Knights Lane, Dunsfold, Surrey, GU8 4NU

Planning permission granted for a 4,000 sqft home

Set within the popular village of Dunsfold, this detached three-bedroom property offers a rare opportunity to create a bespoke home in a highly sought-after location. Situated on a generous half-acre plot, the existing house is in good order, but would benefit from full updating throughout to meet modern standards and tastes.

Alternatively, planning permission is already in place for the construction of a stunning 4,000 sq. ft new residence, allowing the incoming purchaser the chance to build a home tailored exactly to their needs. The plot enjoys an uninterrupted east/west aspect, providing excellent natural light throughout the day. The mature, secluded garden offers a wonderful sense of privacy and space, perfect for family life or entertaining.

Peacefully positioned within Dunsfold, the property is surrounded by beautiful countryside and benefits from easy access to local amenities, excellent schools, and transport links. This is a rare and exciting opportunity, whether you choose to renovate or rebuild.

Please enquire further for the full planning pack. Alternatively, full details can be found on the Waverley Borough Council planning portal under reference WA/2024/01384.

- Detached 3-bedroom home set within the desirable village of Dunsfold
- Generous half-acre plot with uninterrupted east/west aspect
- Peaceful location surrounded by beautiful Surrey countryside
- Exceptional potential for renovation or complete redevelopment in a prime village setting
- Planning permission granted for a new 4,000 sq ft residence, offering a superb self-build opportunity
- Mature and secluded garden, ideal for privacy, family life, and outdoor entertaining
- Convenient access to local amenities, reputable schools, and transport links
- EPC: E

CG GUILDFORD

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

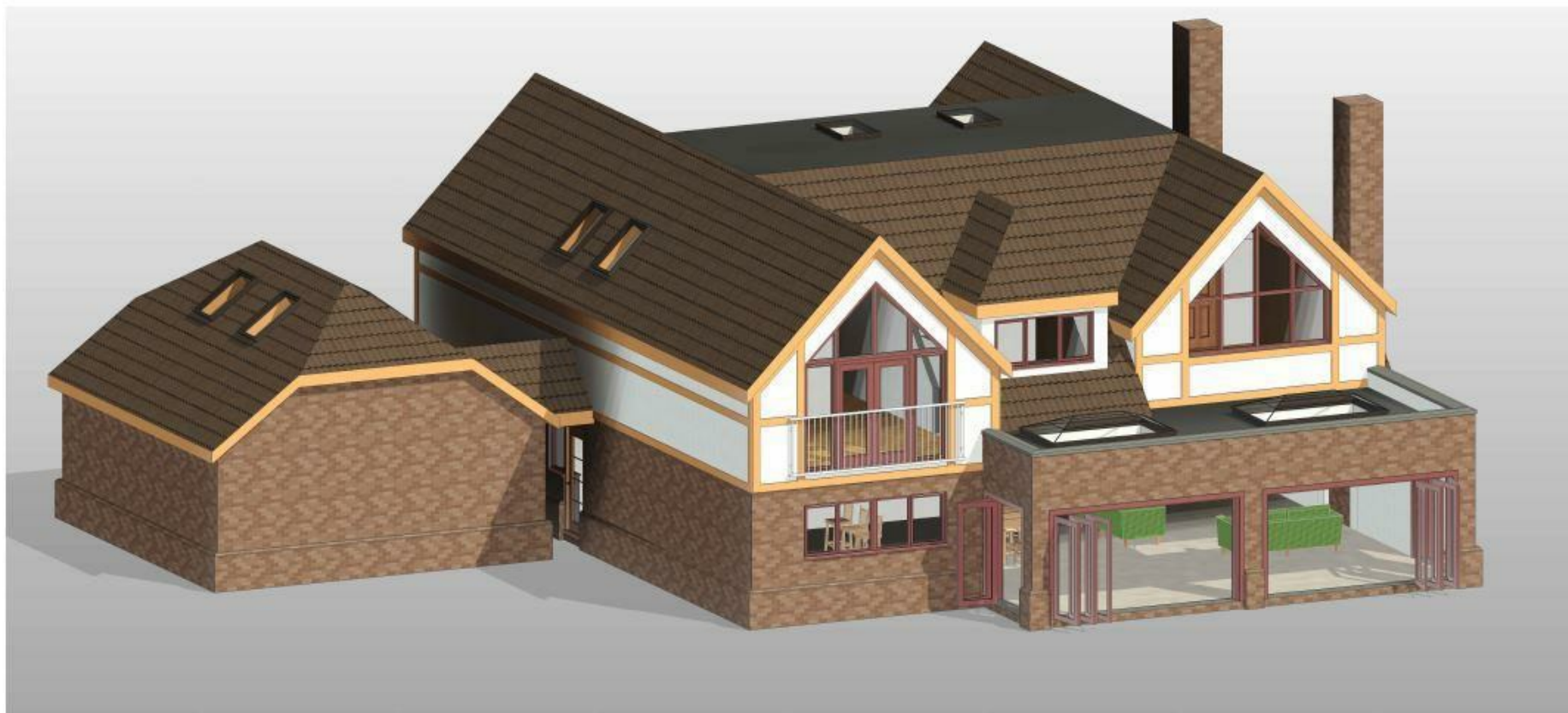
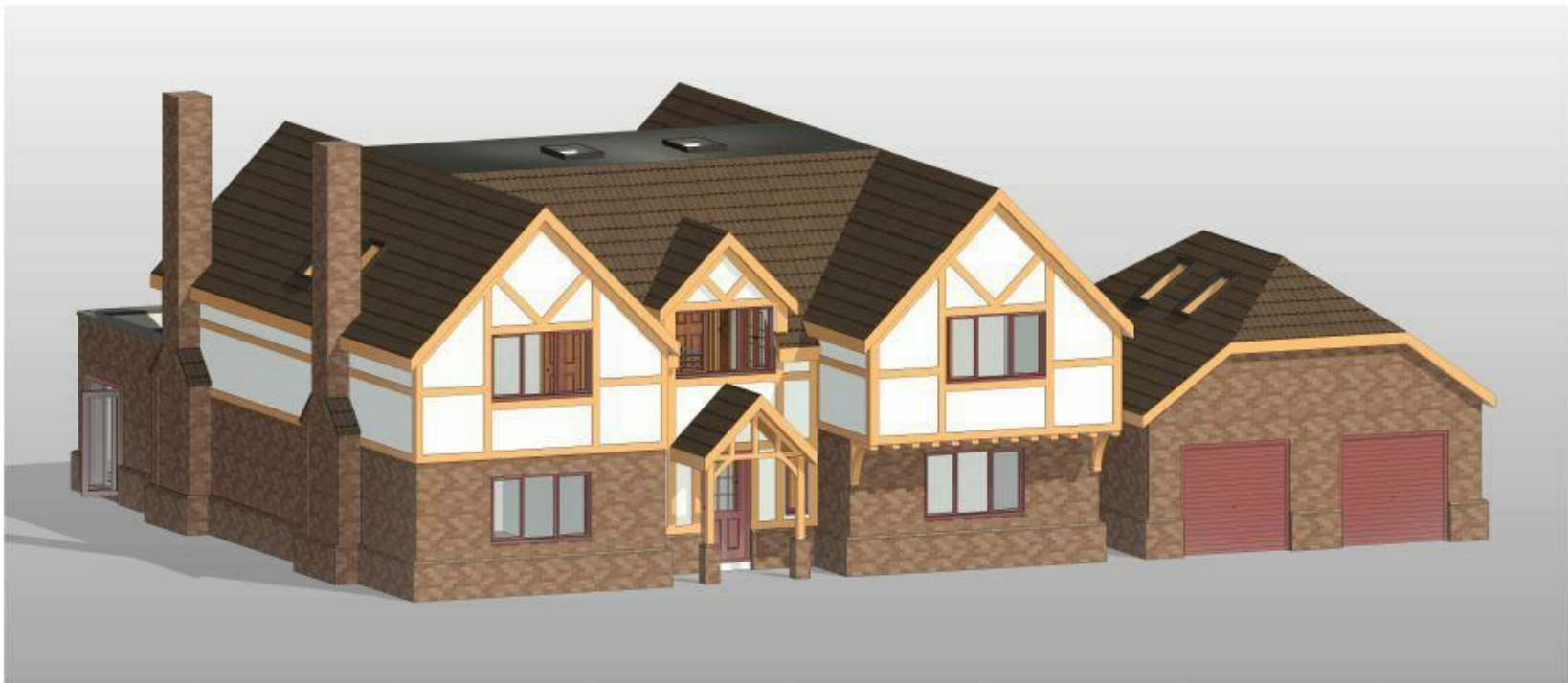
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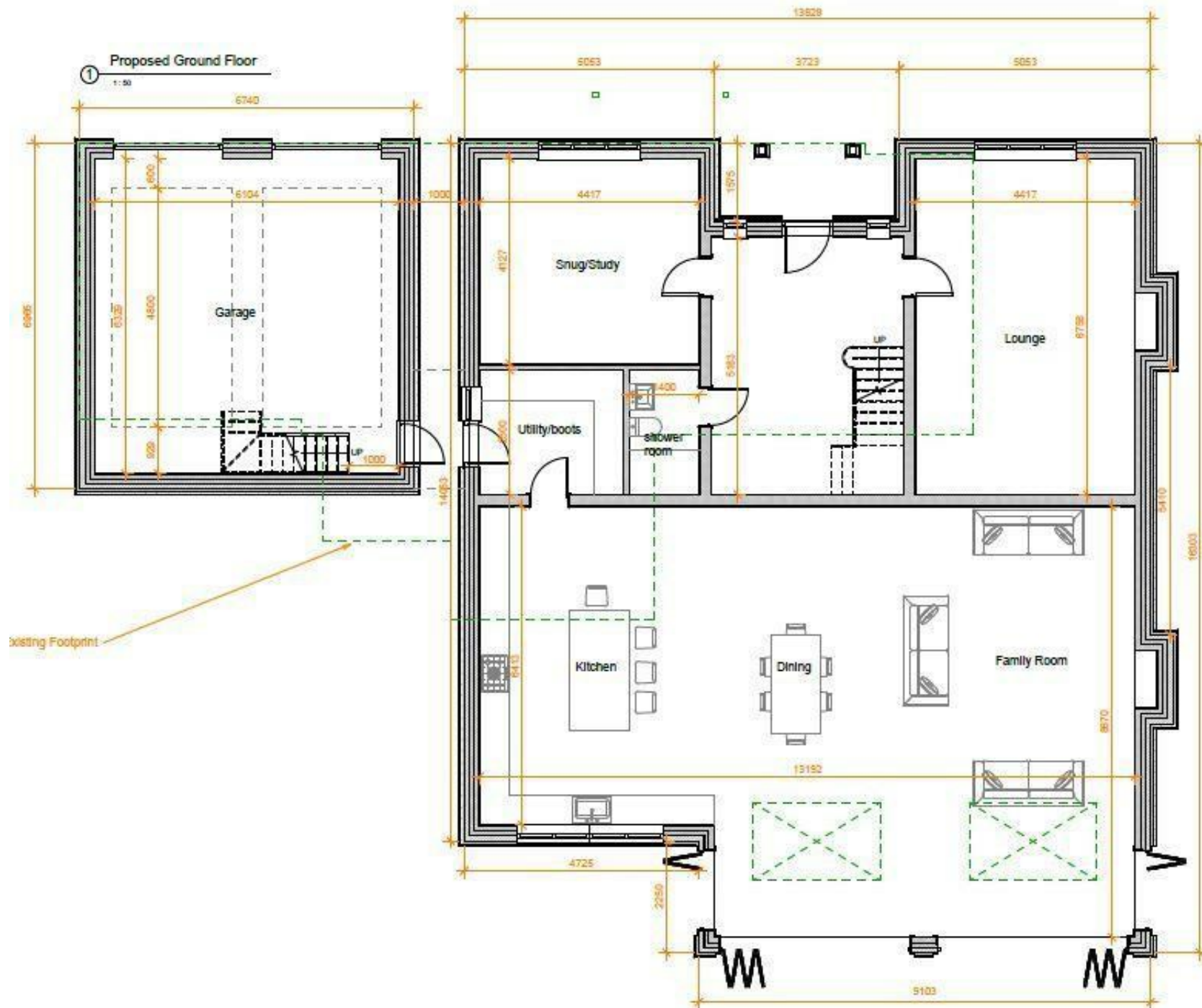
[clarkegammon.co.uk](https://www.clarkegammon.co.uk)

Local Authority: Waverley Borough Council Waverley Borough Council - Tax Band G G

Services: The property has mains water and electricity. Central heating is via an oil fired boiler. There is private drainage.



1 Proposed Ground Floor
1:50



① Proposed First Floor
1:50





SITUATION

Dunsfold is a charming and traditional Surrey village, known for its pretty village green, historic church, and welcoming community. Surrounded by rolling countryside, it offers a peaceful setting while remaining well-connected to nearby towns and amenities.

The vibrant village of Cranleigh is just a short drive away, providing an excellent range of everyday facilities including supermarkets, independent shops, cafes, restaurants, and well-regarded schools.

For more extensive shopping, dining, and cultural experiences, both Guildford and Horsham are within easy reach.

Guildford, just under 30 minutes away, is a bustling county town with a wide array of high street and boutique stores, theatres, leisure centres, and a mainline station offering regular services to London Waterloo.

Horsham, also nearby, offers a historic market town atmosphere with a blend of modern shopping, excellent schooling options, and strong transport links, including connections to London Victoria and the South Coast.

Dunsfold combines the appeal of village living with the convenience of excellent access to larger towns, making it an ideal location for families and commuters alike.



DIRECTIONS

From the A281, turn onto Barrihurst Lane (signposted for Dunsfold). Continue on Barrihurst Lane for approximately 1.5 miles, following signs towards Dunsfold. At the T-junction, turn left onto Dunsfold Common Road and pass through the village of Dunsfold. The turning for Knightons Lane is on your left after passing the cricket green. Cranlegh Cottage will be located along Knightons Lane on the left-hand side, after the turning on your left for Rams Lane—look out for the property name at the entrance along with the for sale sign.

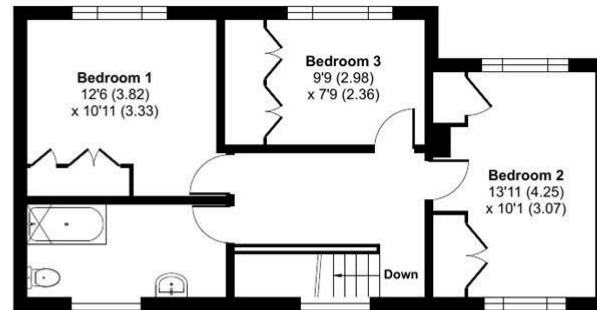
With planning granted for a 4,000 sq. ft dwelling, this is an exciting self-build proposition to create a bespoke home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

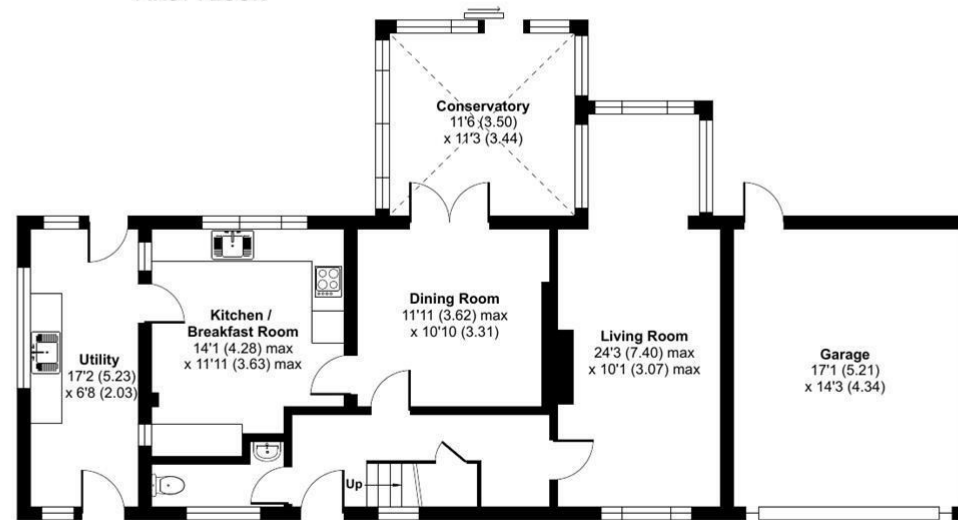
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Approximate Area = 1496 sq ft / 138.9 sq m
Garage = 244 sq ft / 22.6 sq m
Total = 1740 sq ft / 161.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Clarke Gammon. REF: 1269168

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

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