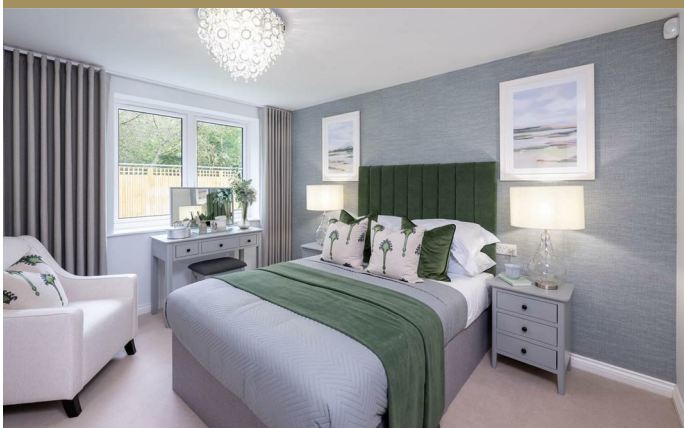




33 Manns Lodge, Victoria Road, Cranleigh, Surrey, GU6 8AD

33 MANNS LODGE, VICTORIA ROAD, CRANLEIGH, SURREY, GU6 8AD

- Exclusive retirement development for the over 60s in a central village location
- Modern kitchens with integrated appliances and accessible shower rooms
- Landscaped communal gardens and a sociable Owners' Lounge
- Lift access to all floors and a Guest Suite for visiting family
- One and two-bedroom self-contained apartments with private entrances
- Walk-in wardrobes and en suites in selected two-bedroom apartments
- 24-hour Careline system, video entry, and on-site Lodge Manager
- Re-sale, letting support, and Churchill Mini Breaks available



THE PROPERTY

Manns Lodge is an exclusive new retirement development for the over 60s, ideally situated just off the High Street with gated access to the village centre and its excellent selection of shops, cafés, and amenities. This spacious one-bedroom first-floor apartment enjoys a desirable Westerly orientation and features a bright, airy living area, a contemporary kitchen with integrated appliances, a generous bedroom with a walk-in wardrobe, and a stylish, accessible shower room.

Each apartment is fully self-contained with its own front door, offering privacy and independence, while the beautifully appointed Owners' Lounge provides a warm and welcoming space to relax or socialise with neighbours. The landscaped communal gardens are professionally maintained, and selected apartments benefit from balconies, terraces, or private outdoor areas.

Residents enjoy the reassurance of a 24-hour emergency Careline system, secure video entry, and the daily support of an on-site Lodge Manager—offering added peace of mind for both homeowners and their families. A lift serves all floors, and a fully furnished Guest Suite is available for visiting family and friends. For those who enjoy travel, Churchill's reciprocal Mini Breaks offer the opportunity to stay at other Lodges across the country.

Churchill also provides re-sale and letting support, with longer-term rental options available, subject to age criteria.

Please note: Buyers must be aged 60 or over (partners may be 55+). The images used in this advert are either CGI or photographs of another Churchill development and are for indicative marketing purposes only.



LEASE INFORMATION

Lease: 999 years from June 2024

Ground Rent: £0

Service Charge: £2992.38 per annum

SITUATION

Nestled in the heart of the Surrey countryside, Cranleigh proudly holds the title of England's largest village. Its charming High Street is the vibrant centre of the community, offering a delightful mix of independent boutiques, well-known retailers, cosy cafés, traditional pubs, and essential amenities—all within easy walking distance. The village blends rural charm with modern convenience, making it a highly desirable location for those seeking a relaxed yet well-connected lifestyle.

Cranleigh is known for its strong sense of community, with regular farmers' markets, seasonal events, and a thriving arts scene centred around the Cranleigh Arts Centre. The High Street itself is undergoing thoughtful improvements to enhance pedestrian access, green spaces, and overall public realm—ensuring it remains a welcoming and accessible destination for residents and visitors alike.

With excellent transport links to Guildford and beyond, and surrounded by beautiful countryside including the Surrey Hills Area of Outstanding Natural Beauty, Cranleigh offers the perfect balance of village life and accessibility.

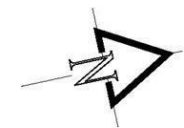
GUILFORD | 10.4 miles

LONDON WATERLOO | 37 MINUTES BY TRAIN FROM
GUILDFORD MAINLINE STATION

GODALMING | 8.5 miles

GATWICK AIRPORT | 19.2 miles

CENTRAL LONDON | 41 miles



APARTMENT 33

Living	Width	11'-5" [3485]	max	Length	17'-8" [5385]	max
Kitchen	Width	6'-3" [1900]	max	Length	14'-7" [4450]	max
Shower Room	Width	8'-1" [2460]	max	Length	7'-3" [2205]	max
Bedroom	Width	9'-7" [2910]	max	Length	13'-5" [4075]	max
Walk in Wardrobe	Width	5'-6" [1670]	max	Length	3'-4" [1025]	max

Although every effort has been made to ensure accuracy, exact room dimensions may vary during the course of construction and no responsibility can be accepted for any mis-statement on this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice.

LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

Band C

SERVICES

Mains water, electricity and mains drainage. There is no gas supply at this property

Energy Efficiency Rating

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

CG GUILDFORD OFFICE

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

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E: guildford.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

Sat Nav ref - GU6 8AD

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.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

