



The Bothy Cottage, Horseblock Hollow, Winterfold,
Cranleigh, GU6 7NH

THE BOTHY COTTAGE, HORSEBLOCK HOLLOW, WINTERFOLD, CRANLEIGH, GU6 7NH

- CHARMING SINGLE-STOREY COTTAGE
- TWO WELL-PROPORTIONED BEDROOMS
- SMALL REAR GARDEN
- ELECTRICITY AND WATER CURRENTLY SUPPLIED VIA THE NEIGHBOURING PROPERTY
- ATTRACTIVE RED BRICK EXTERIOR
- EXTERNALLY ACCESSED INTEGRAL STORE ROOM
- PRIVATE DRAINAGE SYSTEM IN PLACE
- GRANT OF RIGHTS UNDERSTOOD TO EXIST FOR INDEPENDENT UTILITY CONNECTIONS ACROSS ADJOINING TITLES



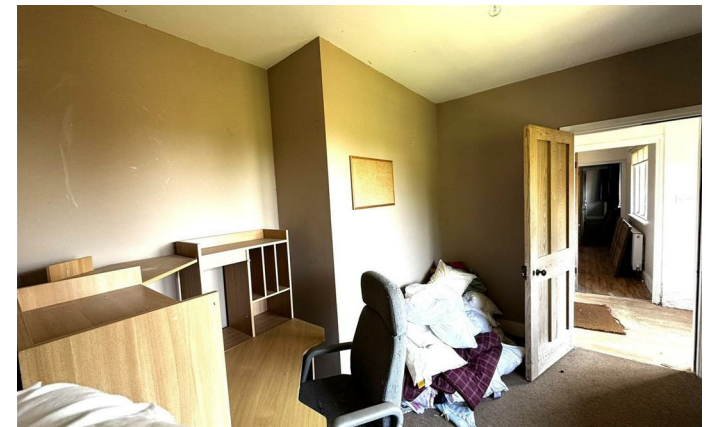
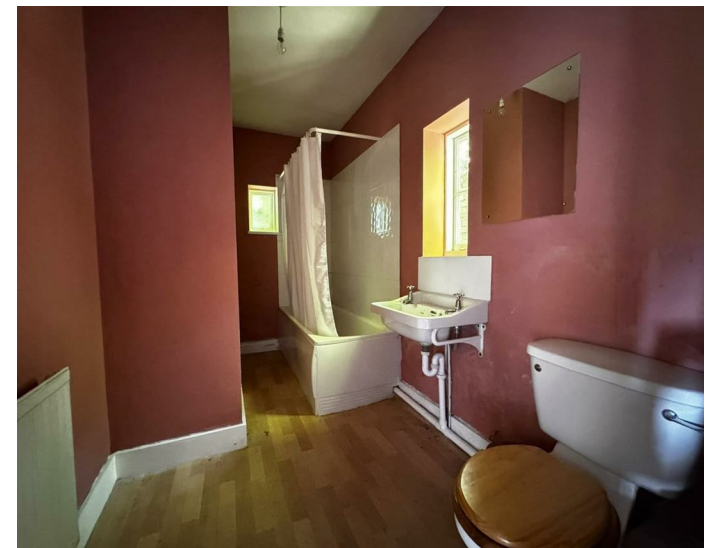
**An attractive and charming
countryside property with
exciting potential.**

THE PROPERTY

Situated in the village of Cranleigh, The Bothy is a charming single-storey red brick dwelling that offers a delightful blend of character, privacy, and potential. The property has an attractive façade featuring traditional red brickwork, timber casement windows, and an interlocking tile roof.

Inside, the accommodation comprises two well-proportioned bedrooms, a cosy sitting room, kitchen, and a bathroom. An integral store room, accessed externally, provides convenient additional storage. To the rear, a small garden offers a peaceful retreat, ideal for outdoor relaxation or light gardening.

The property has private drainage. Electricity and water are currently supplied via the adjacent house, though it is understood that a grant of rights exists to enable independent utility connections across adjoining titles.



SITUATION

Often referred to as England's largest village, Cranleigh is a vibrant and picturesque community nestled on the southern edge of the Surrey Hills Area of Outstanding Natural Beauty. Surrounded by rolling countryside and charming woodland, it offers the perfect balance of rural tranquillity and modern convenience.

Cranleigh's bustling High Street is lined with independent boutiques, traditional pubs, cafés, and restaurants, creating a warm and welcoming village atmosphere. The community is well-served by excellent local amenities, including a leisure centre, medical facilities, and a thriving arts centre offering theatre, music, and exhibitions.

The village is steeped in history, with landmarks such as the 14th-century St Nicolas Church and a heritage trail that celebrates its rich past. Outdoor enthusiasts will enjoy the nearby Downs Link trail, Knowle Park, and easy access to the Surrey Hills and South Downs for walking, cycling, and nature exploration.

Families are drawn to Cranleigh for its outstanding schools, both state and independent, including the renowned Cranleigh School. Despite its rural charm, the village is conveniently located just a short drive from Guildford, offering rail links to London and beyond.



LOCAL AUTHORITY

Waverley Borough Council

COUNCIL TAX

TBC

SERVICES

Water and Electricity via adjacent dwelling
Private Drainage
No Gas

10th September 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 	

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DIRECTIONS

Sat nav ref - GU6 7NH

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

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