

23 Fern Mead, Cranleigh, Surrey

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An remarkably substantial family home in a outstanding position.

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### Summary of accommodation

#### Main House

Reception hall | Drawing room | Family room

Kitchen/family/dining room | Utility room | Cloak room

Principal bedroom suite with dressing room and ensuite bath and shower room | Four further bedrooms

Two ensuite shower rooms | Family bath and shower room

#### Garden and Grounds

Integral double garage

Gardens | Parking



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## Situation

The property occupies a fantastic position on one of the most attractive developments on the edge of Cranleigh. Cranleigh is a thriving village and offers a wide range of traditional shops, supermarkets and a variety of boutique stores, restaurants and public houses. Local recreation amenities include the leisure centre with a swimming pool, Cranleigh cricket and rugby clubs and Cranleigh Arts Centre.

Communications are excellent with the mainline station in Guildford to the northwest connecting with London Waterloo. Access to the motorway networks is obtained via the A281 and A3, giving access to London, Heathrow and Gatwick.

Schools in the area include Cranleigh, St Catherine's in Bramley, Duke of Kent on Ewhurst, Belmont Preparatory School in Holmbury St Mary, Cranmore in West Horsley, The Royal Grammar School in Guildford, Guildford High School, Charterhouse and Prior's Field in Godalming.

## Distances

Cranleigh Village Centre 1.5 miles, Guildford 10.8 miles

**Trains:** Guildford 10.4 miles (London Waterloo from 35 minutes), Shalford 7.5 miles (London Waterloo from 44 mins)

**Roads:** A3 (Clay Lane) 11.9 miles, M25 (Wisley junction 10) 15.2 miles

**Airports:** London Heathrow 30.7 miles, London Gatwick 23.5 mile

(Distances and times approximate)



## 23 Fern Mead

23 Fern Mead is remarkable five-bedroom house with particularly generous accommodation on two floors. From the well proportioned reception hall doors lead to the stylish drawing room, the fabulous family room as well to the cloak room and the open plan kitchen/family/dining room. Beyond this is the utility room and access to the integral double garage.

From the hall the staircase leads to a central landing from which the considerable principal bedroom suite is approached with its dressing room and ensuite bath and shower room. There are four further bedrooms, two of which have ensuite shower rooms. In addition, there is a family bath and shower room.

## Garden and Grounds

In addition to the attractive front garden there is a generous garden with a substantial terrace to the rear of the house. The garden is fenced and principally laid to lawn.







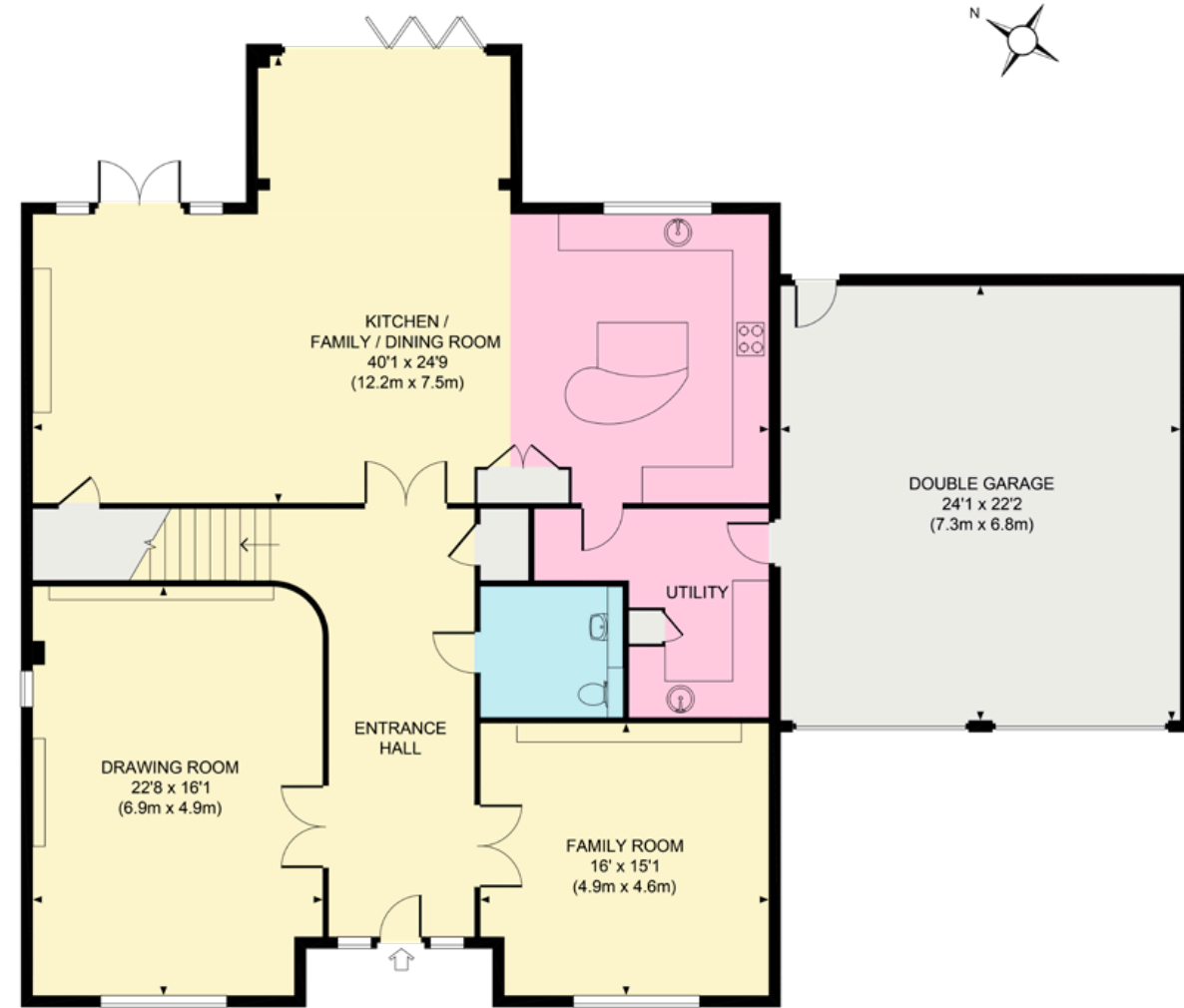




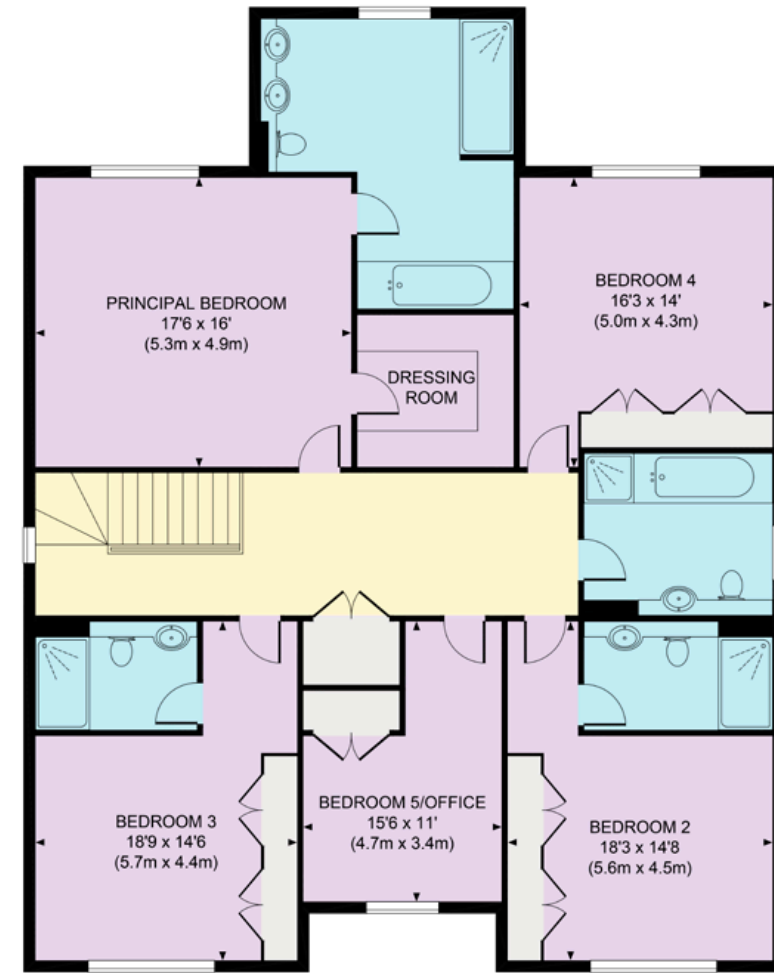
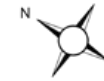
### Approximate Gross Internal Floor Area

4,196 sq ft / 389.8 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



## Property Information

**Tenure:** Freehold.

**Services:** We are advised by our clients that the property has mains water, electricity, drainage, gas central heating and fibre broadband. Underfloor heating on the ground floor. Nest smart home/security. Lutron lighting in the kitchen/family/dining room.

**Local Authority & Council Tax Band:** Waverley Borough Council 01483 523333. Band H

**Energy Performance Certificate Rating:** Band B

### Directions (Postcode: GU6 7GB)

From the centre of Cranleigh at the War Memorial head east towards Ewhurst on the B2127 for approximately one mile, taking the second exit at the roundabout into Parklands Drive. At the T junction, turn left into Fern Mead. Follow the lane for about 0.2 mile and 23 Fern Mead will be found on the left.

### Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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