

25 Fern Mead, Cranleigh, Surrey

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## A wonderful generously proportioned family home.

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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, three ensuite

shower/bath rooms and one with a dressing room

Family bath and shower room

#### Garden and Grounds

Integral double garage

Driveway | Gardens | Terrace | 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 as well as the incredibly well provided Cranleigh Golf and Country Club.

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, 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 miles

(Distances and times approximate)



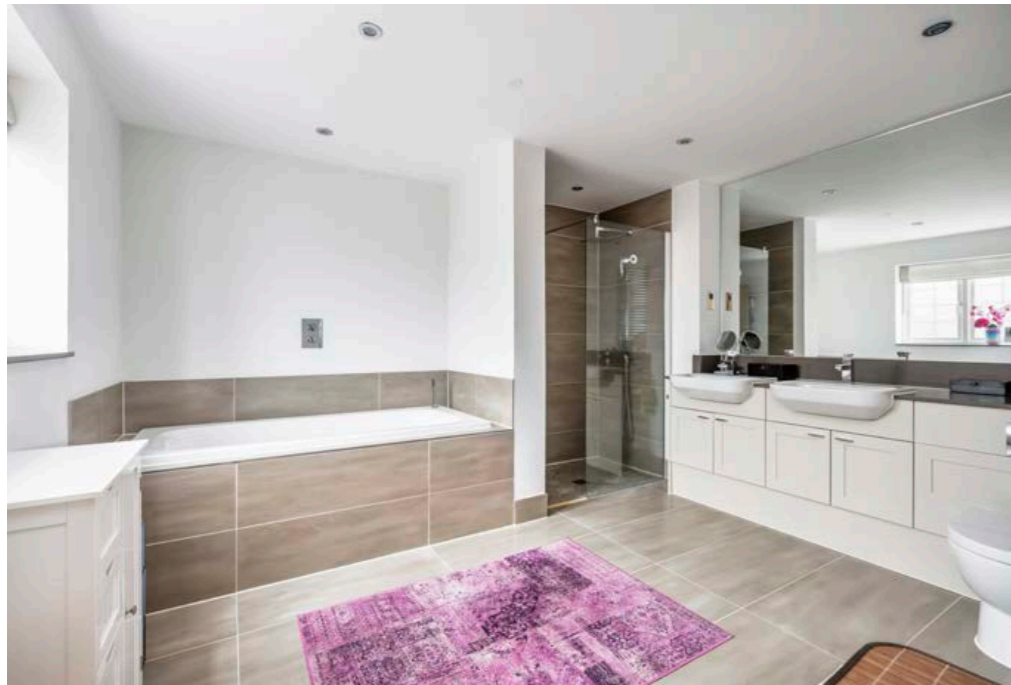
## 25 Fern Mead

Nestled within the highly sought-after Swallowhurst development, 25 Fern Mead stands as a magnificent family home, thoughtfully crafted in 2015 by the renowned developers Linden Homes. From its vantage point, the residence sits elegantly within a sprawling 33 acre expanse of protected woodland, creating an idyllic natural backdrop. Expansive and tailored to contemporary family life, the living space spans an impressive 5,334 square feet. The house benefits from a stunning entrance hall; a sense of grandeur envelops you. The ground floor unfolds into a series of inviting rooms including a generously sized drawing room adorned with an elegant fireplace, a cosy sitting room and a practical study.

The heart of the home, the kitchen/dining/family room, leaves an indelible impression; a bespoke handmade kitchen, resplendent with timber painted cabinets and opulent granite work surfaces, takes centre stage. The modern floor-to-ceiling sliding glass doors seamlessly blend the kitchen and sitting room with the outdoors, which together with a large lantern positioned above the dining table usher in an abundance of sunlight throughout the year. A central island adds to the allure, while integrated appliances ensure seamless convenience. Adjacent to the kitchen, a well-equipped utility room connects to the double garage and gardens for added ease.

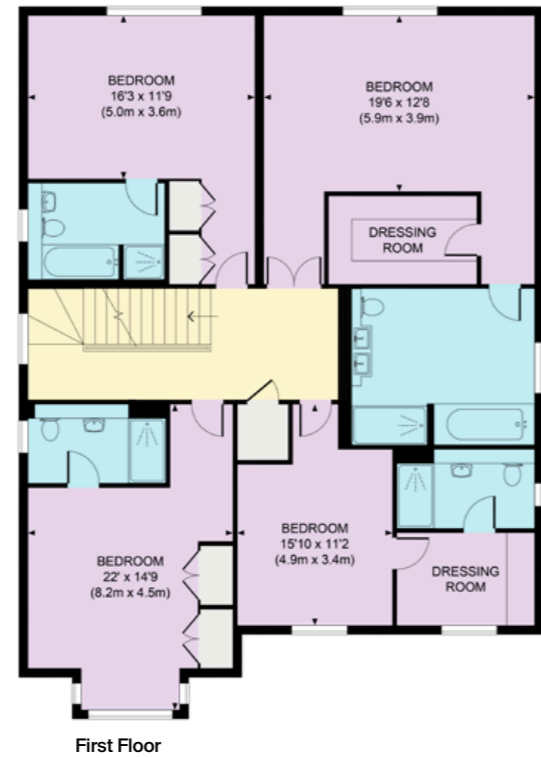
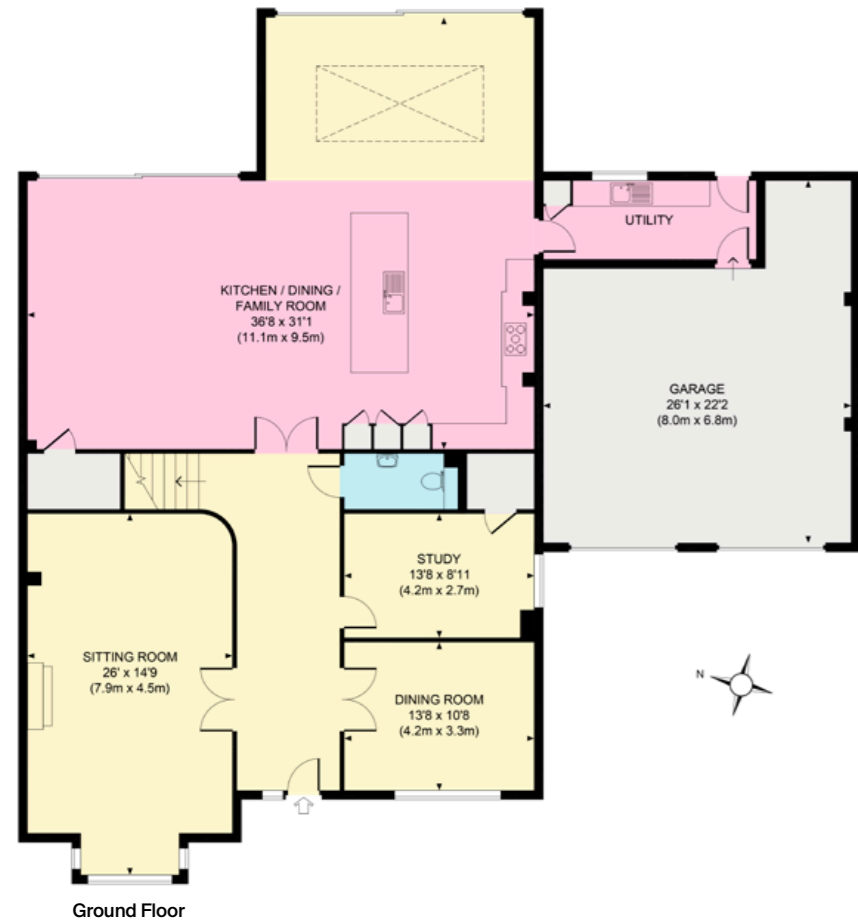
Ascending to the first floor, there are four spacious double bedrooms, each with contemporary en suite bath/shower rooms. Two of these bedrooms have dressing rooms. On the second floor there is bedroom five, a sizable shower room and a versatile games room spanning over 34 feet, providing ample space for recreation and leisure activities. Every bedroom offers delightful views, either overlooking the front gardens or the serene rear garden with the woodland beyond.





Approximate Gross Internal Floor Area

5,334 sq ft / 495.5 sq m



## Garden and Grounds

The well-maintained gardens comprise a fenced rear garden with a level lawn that is gracefully bordered by vibrant flowerbeds, adding bursts of colour and charm to the surroundings. The house enjoys the benefit of a substantial terrace along the rear elevation of the house.

The house is approached through the attractive front garden

via a gravelled driveway which provides private parking for multiple cars and leading to an integrated double garage equipped with electric doors.

The current owners have also added an electric car charging point to the garage.

## Property Information

**Tenure:** Freehold.

**Services:** We are advised by our clients that the property has mains water, electricity, drainage and gas central heating.

**Local Authority & Council Tax Band:** Waverley Borough Council. Tel: 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 1 mile, taking the 2nd exit at the roundabout into Parklands Drive. At the T junction, turn left into Fern Mead. Follow the lane for about 0.21 mile and 25 Fern Mead will be found on the left.

## Viewings

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

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.

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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