

Lapscombe Lodge
Smithwood Common, Cranleigh, Surrey







The ultimate retreat, **set high in the Surrey Hills**, with sensational views across its own land to the southwest.

Summary of accommodation

Open plan sitting/dining room with bar area | Kitchen and breakfast room | Bedroom with en suite shower room | Further shower room

Secondary building (can be used as three bedrooms) with office/bedroom | Sitting room and kitchenette | Further bedroom and cloakroom
Further extension potential

Beautifully landscaped gardens by Anthony Paul

In about 2.06 acres

Distances

Cranleigh 2.5 miles, Guildford 8 miles (London Waterloo from 35 minutes), Godalming 8 miles, A3 10 miles

M25 (Junction 10) 16 miles, Gatwick 20 miles, Heathrow 33 miles, Central London 39 miles

(All distances and times are approximate)

house.
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Situation

Lapscombe Lodge occupies the most delightful position with far reaching and panoramic views enjoying an elevated position on the upper slopes of Winterfold on the edge of Cranleigh.

Cranleigh provides all shopping facilities for day to day needs with the nearby county town of Guildford, 8 miles to the north, providing a more comprehensive range of shopping and recreational facilities.

Communications in the area are excellent with the A281 providing access to Guildford, the A3 and in turn the M25 and national motorway network and the international airports of Gatwick and Heathrow. The A281 also links up with Horsham. Aside from Cranleigh School, the area offers a superb selection of schools including St Catherines in Bramley, Duke of Kent in Ewhurst, Belmont in Holmbury St Mary, Cranmore at Horsley and Charterhouse at Godalming.

Sporting facilities include racing at Sandown and Epsom and Golf at Bramley, Milford, Chiddingfold and Cranleigh.

The house is located in an Area of Outstanding Natural Beauty and Great Landscape Value and as a result benefits from superb countryside with direct access to many miles of footpaths and bridleways.







The property

Converted from a former barn and set over one level, Lapscombe Lodge is the most outstanding country house set in a highly enviable setting but also offers the new owner the opportunity to extend as per the planning permission.







Approximate Gross Internal Floor Area

222.6 sq m / 2396 sq ft

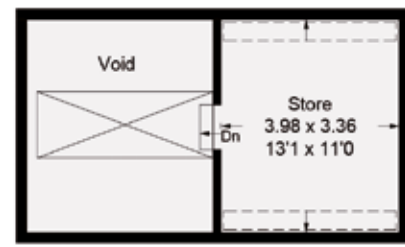
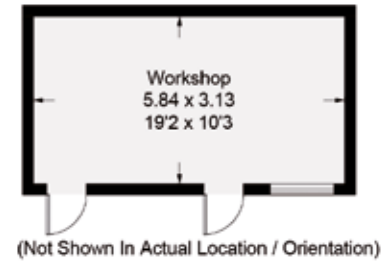
Store & Workshop = 31.8 sq m / 342 sq ft

Total = 254.4 sq m / 2738 sa ft

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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

= Reduced headroom below 1.5m / 5'0

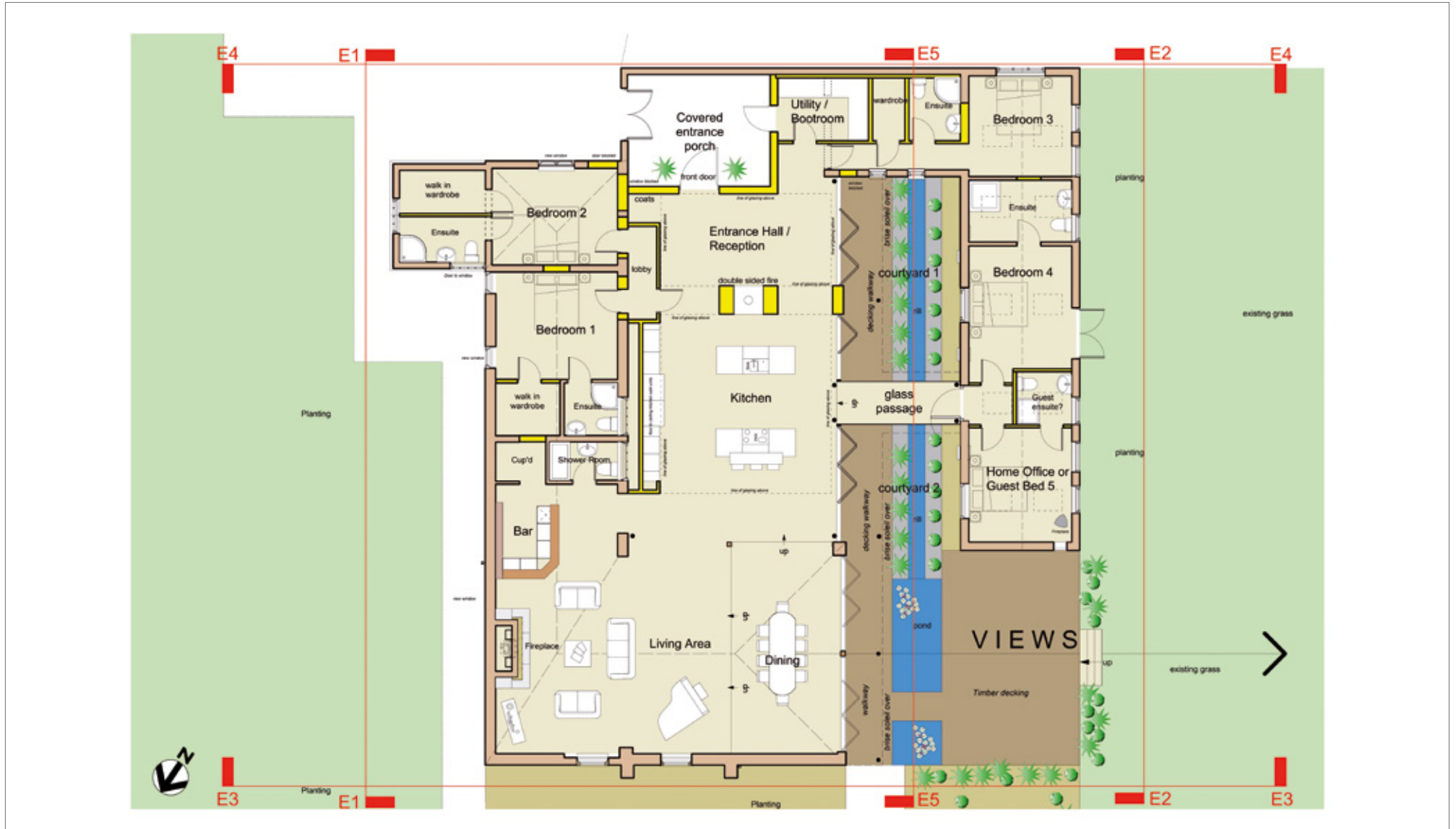


First Floor

Planning

Planning Application WA/2023/00221 - Valid From 27/01/2023

There is a Certificate of lawfulness under section 191 to confirm that the extensions approved as part of planning permission reference WA/2014/1560 are extant and commenced immediately upon grant of the planning permission the building has been occupied as a single dwellinghouse.





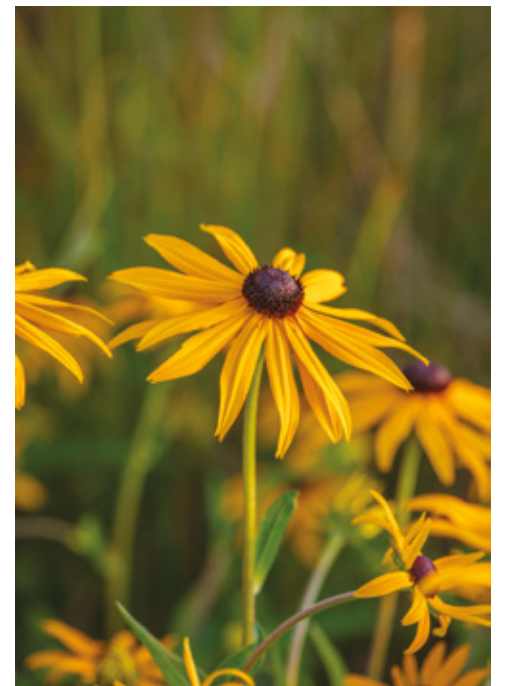














Services

We are advised by our clients that the property has mains water, electricity and gas. Gas-fired central heating, underfloor heating. Private drainage.

Directions (GU6 8QX)

From London take the A3. At Guildford leave the A3 and follow the A281 Horsham Road south for 1.4 miles to Shalford, turning turn left at the roundabout onto the A248 towards Wonersh. After 1 mile, continue on the B2128 Wonersh Common Road for about 3 miles through Wonersh and Shamley Green. At the next roundabout take the first exit towards Cranleigh, and after a short distance, take the first left into Smithwood Common Road. After 0.4 mile turn left into Alderbrook Road and continue for 0.7 mile when the entrance to Lapscombe Lodge will be found on the left. Continue down the private lane to the electric gates to Lapscombe Lodge on the left after Sky House.

Viewings

Viewing is strictly by appointment through the joint agents.

Property information

Tenure: Freehold

Local Authority: Waverley Borough Council: 01483 523333

Council Tax: Band F

EPC Rating: C



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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