

Thornsflush Barn, Cranleigh, Surrey





A most **wonderful and versatile** barn conversion with excellent outbuildings on the edge of this much sought-after village.

Summary of accommodation

Entrance hall | Double-height vaulted sitting room | Kitchen/breakfast room | Utility room | Conservatory | Study | Family/games room

Principal bedroom suite with bathroom | Four further bedrooms | Two family bath/shower rooms | Store

Large stableyard with four stables and three studios, cloakrooms and potential kitchenette

Wonderful atmospheric outdoor entertaining areas | Gardens and field

In all about 4.82 acres

Distances

Cranleigh High Street 0.8 miles, Guildford 8.3 miles (London Waterloo from 35 minutes)

(All distances and times are approximate)



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Thornsflush Barn

A rare opportunity to acquire a converted barn which occupies a superb location tucked off the Guildford Road with views over its own land.

Location

Thornsflush Barn is situated approximately half a mile from the centre of the ever-popular village of Cranleigh. There is also a regular bus service to the county town of Guildford, only 9 miles away, where a more comprehensive range of shopping, sporting and leisure facilities can be found.

Communications are excellent, with the nearby A3 and A29 providing quick access to the M25, the international airports of Heathrow and Gatwick, London and the South Coast.

There are many very good local schools right on your doorstep, not least Cranleigh prep and senior as well as St Catherine's at Bramley, The Royal Grammer School and Guildford High School in Guildford and Charterhouse School in Godalming.

There are also a wide range of sporting facilities locally, including excellent walking, cycling and riding in the surrounding Surrey Hills, some of the finest countryside in Surrey.





Thornsflush Barn dates back some 400 years and was first converted and extended to create a family home around 30 years ago. Completely private, it has picturesque courtyards and gardens on three sides and uninterrupted views beyond and across its own grounds. It is the perfect home for summer entertaining.

A much-loved 'quirky' family home in need of some updating, it also offers the opportunity to create a self-contained annexe while at the rear of the grounds there's the option of creating a small equestrian centre or a working-from-home environment in studios/stables within the grounds.



Approximate Gross Internal Floor Area (Excluding Void)
 = 226.8 sq m / 2441 sq ft
 Outbuildings = 105.7 sq m / 1138 sq ft
 Total = 332.5 sq m / 3579 sq 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.



Outside

Completely private and almost unseen from the main road, access to Thornsflush Barn is from a long driveway leading to a large parking area. Wrought iron gates open into a beautiful south-facing courtyard. The drive continues up to a large hardstanding and stable yard with four stables as well as three very useful studios plus a cloakroom and potential kitchenette.

On the other side of the house is the main garden with raised beds, areas of lawn, terracing and seating areas. There is an optional secondary driveway from the main road if needed.

Beyond here are fields of approximately 3.75 acres and further seating and play areas.

Services

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





Viewing

All viewings are strictly by prior appointment only with the agent.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale.

Directions (GU6 8PA)

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From Guildford take the A281 signposted to Horsham. Upon reaching Shalford turn left at the roundabout, signed Wonersh, onto the A248 and continue through Wonersh and Shamley Green, heading towards Cranleigh. At the roundabout in Rowley, proceed straight ahead to Cranleigh and after approximately a quarter of a mile turn left into the drive to Thornsflush Barn and proceed through two sets of electric gates.

Property information

Tenure: Freehold

Local Authority: Waverley Borough Council: 01483 523333

Council Tax: Band G

EPC Rating: D



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