

# Rosewood House

Cranleigh, Surrey











# A handsome home, located in a quiet position on the edge of Cranleigh, with close to 0.75 acres and surrounded by ancient woodland.

**Local towns:** Cranleigh centre 1.3 miles, Ewhurst 2.2 miles, Shere 6.6 miles

**Train stations:** Shalford station 7.7 miles (London Waterloo from 43 minutes), Guildford station 9.4 miles (London Waterloo from 33 minutes), Farncombe station 9.5 miles (London Waterloo from 40 minutes), Woking station 16 miles (London Waterloo from 24 minutes).

(All distances and times are approximate)



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## Summary of accommodation

**Ground Floor:** Entrance Hall | Sitting room | Dining room | Kitchen/breakfast room | Utility room | Music room | Two cloakrooms

**First Floor:** Principal bedroom | Three further double bedrooms (one with an en suite) | One single bedroom/study  
Large family bathroom | Shower room

Garage | Car port | Log store | Home office

**In all about 0.72 acres**



## Situation

Cranleigh, often celebrated as the “largest village in England,” is a charming and picturesque village nestled in the heart of Surrey. Located to the south of Guildford and with easy access to London, it offers an idyllic blend of rural serenity and modern convenience. The village is home to a vibrant community, with a variety of independent shops, cafés, and traditional pubs, all centred around a delightful village green. The Cranleigh Arts Centre is a focal point of local culture, hosting an array of performances, exhibitions, and events. Surrounded by breathtaking countryside, Cranleigh provides residents with a wealth of outdoor pursuits, making it an exceptional choice for those seeking a peaceful lifestyle without sacrificing proximity to the capital.

Schools in the area include Cranleigh School in Cranleigh, St Catherine’s School in Cranleigh, Duke of Kent in Ewhurst, Cranmore in West Horsley, Charterhouse in Godalming, St Teresa’s in Effingham as well as The Royal Grammar School and Prep School, Guildford High School, George Abbott, Tormead all in Guildford.

Cranleigh and its idyllic surroundings offer an exceptional range of activities for those in search of both relaxation and adventure. The picturesque Village Green sets the stage for leisurely walks, while the renowned Cranleigh Arts Centre offers a rich programme of cultural events. For outdoor enthusiasts, scenic strolls along the Wey & Arun Canal and the challenging hike to the summit of Leith Hill, with its breathtaking views over the Surrey Hills, are highlights. Just a short distance away, Farncombe Boat House invites water sports enthusiasts to indulge in canoeing, kayaking, and paddleboarding, while the serene Winkworth Arboretum offers beautifully landscaped gardens throughout the year. Golf lovers can enjoy a round at Broadwater Park, ensuring Cranleigh is a destination that seamlessly blends outdoor adventure with cultural richness.







## Rosewood House

- Detached family home
- Large and private garden, mostly laid to lawn of 0.72 acres
  - Sitting room, dining room and music room
- Four double bedrooms, one single bedroom, one en suite, family bathroom and shower room
  - Quiet setting
- Large driveway with electric five bar gate
  - Home office with electricity and WiFi
  - Garage and carport
  - EPC: D











## LIVING SPACES









FLOOR PLAN

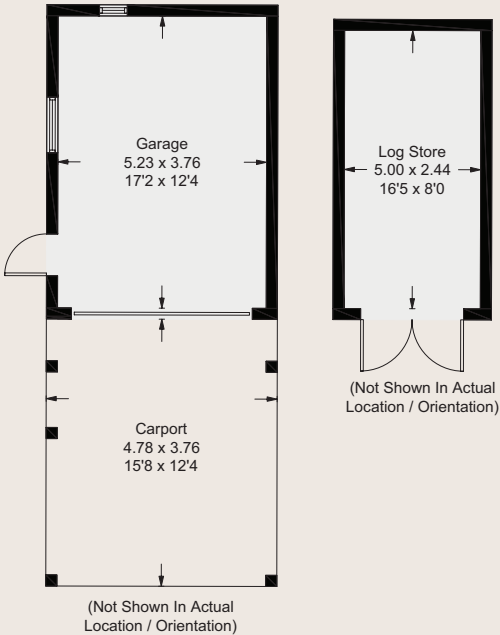
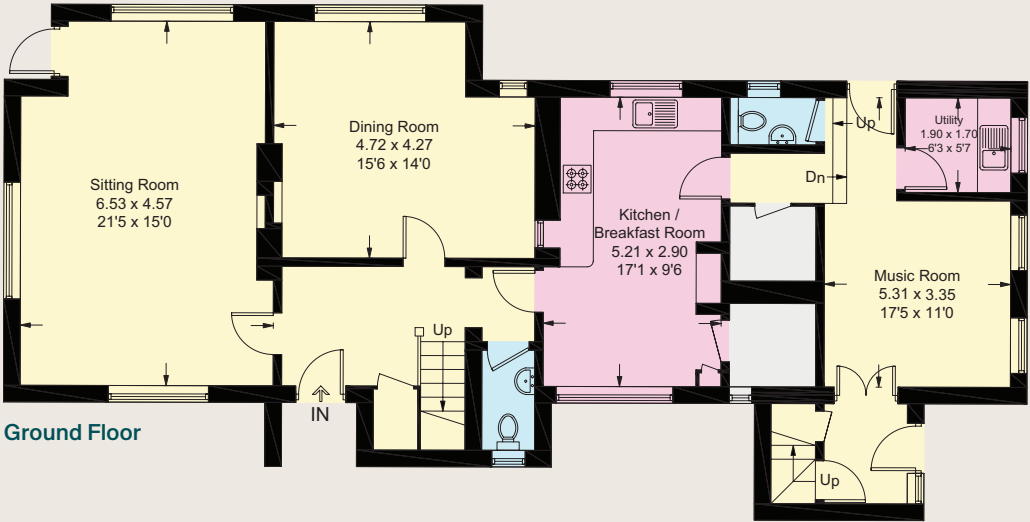
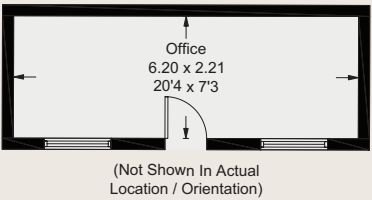
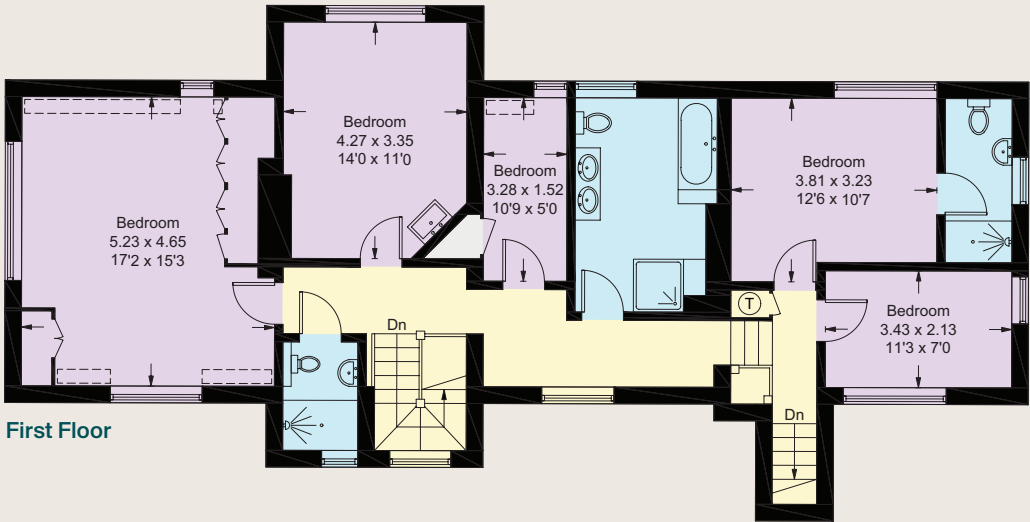
Approximate Gross Internal Floor Area

213.9 sq m / 2302 sq ft

Outbuildings = 45.6 sq m / 491 sq ft

Total = 259.5 sq m / 2793 sq ft

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



= Reduced headroom below 1.5m / 5'0

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.







## OUTBUILDINGS, GARDEN & GROUNDS















## Property Information

### Services

We are advised by our clients that the property has mains water, electricity and drainage

### Local Authority

Waverley Borough Council – 01483 523333

### Council Tax

Band G

### EPC Rating

D

### Directions

Postcode: GU6 7DT

What3words /// ///aimlessly.brochure.forms

### Viewing

Viewing is strictly by appointment through Knight Frank.





**Knight Frank Guildford**

2-3 Eastgate Court

High Street, Guildford

GU1 3DE

**Morten Boardman**

01483 617930

morten.boardman@knightfrank.com

**knightfrank.co.uk**

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