



Cranley Road, Guildford, Surrey





A recently renovated **contemporary and stylish home** offering versatile living accommodation, close to exceptional schools.

Summary of accommodation

Ground Floor: Sitting room | Kitchen/family room | Conservatory | Study | Principal bedroom with en suite and dressing area
Further bedroom | Family bathroom

First Floor: Two bedrooms | Bathroom

Gardens and Grounds: Spacious wrap around garden | Ample off street parking

Distances

Guildford's High Street 1.6 miles, A3 (South) 1.5 miles, A3 (North) 1.5 miles, M25 (Junction 10) 10.2 miles, Central London 31.0 miles

Trains: London Road Station 0.8 miles, Guildford's main line station 0.4 miles (Waterloo in 34 minutes)

Airports: Heathrow 20.8 miles, Gatwick 31.2 miles

(All distances and times are approximate)



Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford
GU1 3DE
knightfrank.co.uk

James Ackerley
01483 617920
james.ackerley@knightfrank.com

Morten Boardman
01483 617930
morten.boardman@knightfrank.com



The location

Cranley Road is situated in a desirable residential area popular with families and within walking distance of many of Guildford's premier schools, London Road train station and the town centre. The River Wey and Surrey Hills - an outstanding area of natural beauty, surround this peaceful location, where there is easy access to long walks and safe cycling routes.

Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower, in addition is Guildford House, a 17th-century town home, providing a gallery with rotating exhibitions. The town hosts both a bustling street market and farmer's market on the first Tuesday of each month.

Guildford's main line station provides a quick and regular service to Waterloo in approximately 34 minutes.





Schools

The area is well-known for having excellent schooling - both state and private.

Boxgrove Primary	Guildford High (Girls)
St Thomas of Canterbury	Tormead (Girls)
St Peter's Catholic	St Catherine's (Girls)
George Abbot	Charterhouse
Royal Grammar (Boys)	Cranleigh School (Mixed)

Amenities

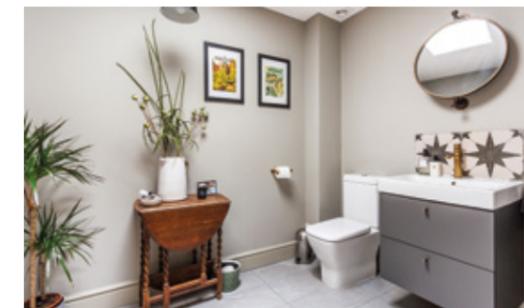
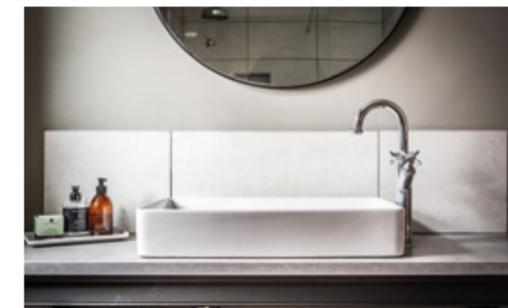
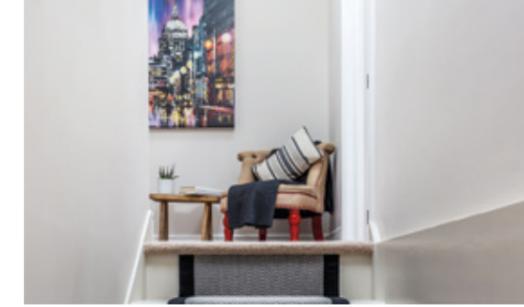
G Live, Yvonne Arnaud Theatre, Electric Theatre, Surrey Sports Park, Spectrum Leisure Centre
Golf: West Surrey, Guildford, Bramley, Hurtmore
Tennis: Pit Farm, Merrow, Birtley
Guildford Rowing Club

The property

Our clients have recently renovated and extended 69 Cranley Road to create a wonderful open plan and contemporary family home. Most of the accommodation is on the ground floor, with a recent extension on the first floor which has created two spacious bedrooms and a family bathroom.

The now versatile accommodation on the ground floor is currently presented with two of the bedrooms downstairs - the principal bedroom with dressing area, en suite and double doors leading to the garden and a further bedroom with separate family bathroom.

The hall leads you up a few steps to a large open plan kitchen/family area with a new modern kitchen, dining table and seating area with double doors opening out onto the southwest-facing garden. On the opposite side of the property is a conservatory. There is also a separate sitting room with built in units and study, providing great downstairs living space.





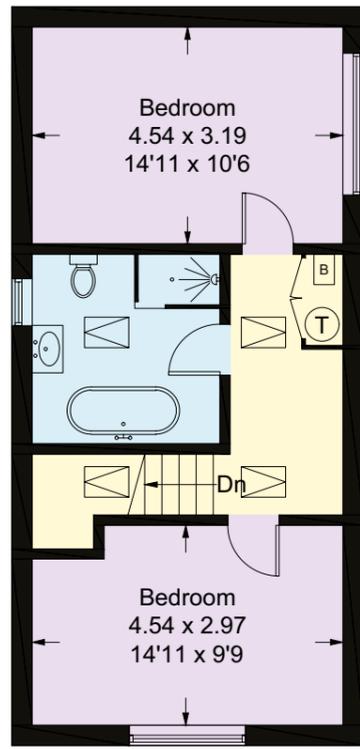
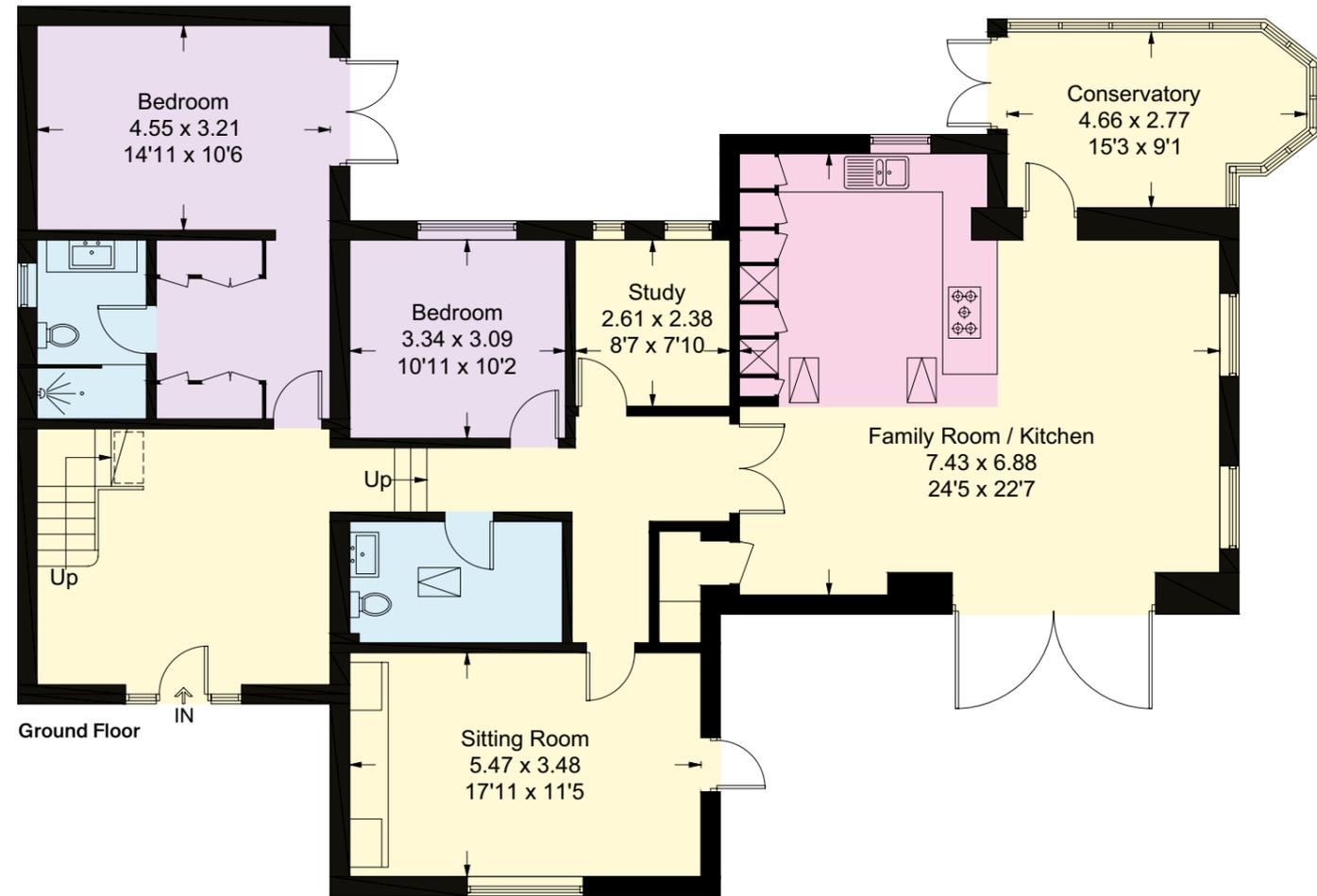
Approximate Gross Internal Floor Area

214.1 sq m / 2304 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.

 = Reduced headroom below 1.5m / 5'0"

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





Gardens

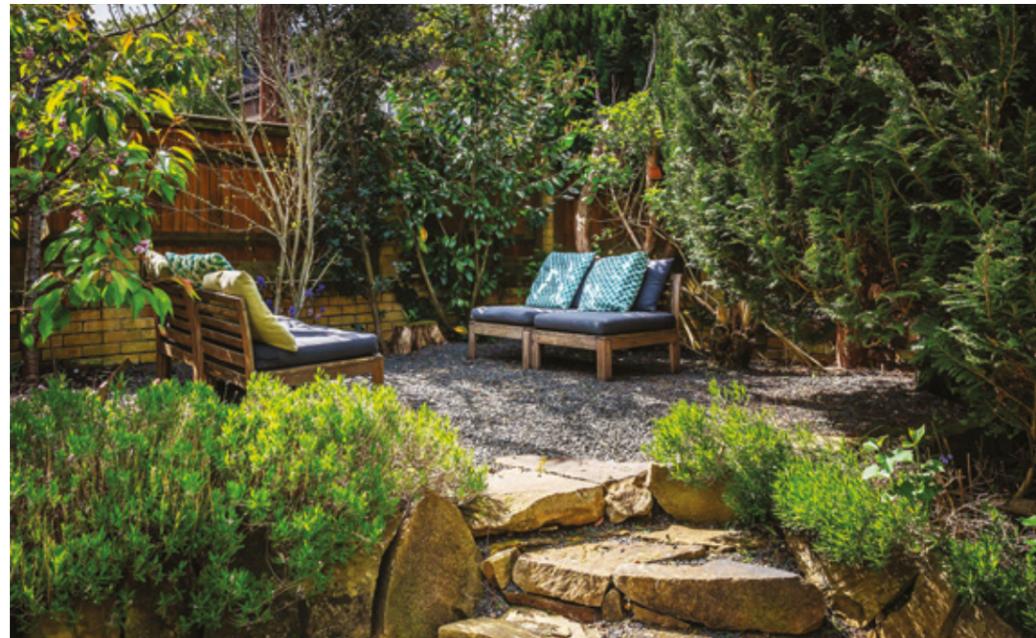
The property is set back from the road with a gravel driveway providing ample off street parking. 69 Cranley Road has a spacious wrap around garden that has many mature shrubs and trees and two seating areas to make the most of the sunshine.

Services

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

Viewing

Strictly by appointment with agent.



Directions (GUI 2JW)

Leaving our offices in Guildford heading away from town, bear right at the mini roundabout onto the Epsom Road. Continue for $\frac{3}{4}$ of a mile and turn left onto Pit Farm Road. Turn right into Cranley Road and the property can be found on your right-hand side just after the bend.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band F

EPC Rating: D



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.
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
Particulars dated May 2024. Photographs and videos dated March 2023 and May 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term "partner" to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

