

Glendale

Cranleigh, Surrey





A substantial and attractive, tile-hung town house

Local towns: Cranleigh centre 0.3 miles, Ewhurst 3 miles, Shere 6.3 miles
Train stations: Shalford station 7.5 miles (London Waterloo from 43 minutes), Chilworth station 7.8 miles (London Waterloo from 45 minutes)
Guildford mainline station 10 miles (from 32 minutes to London Waterloo).
Roads: A3 Burpham 12.1 miles, M25 (Wisley Junction 10) 5.7 miles
Airports: London Heathrow 31.7 miles, London Gatwick 20.7 miles
(All distances and times are approximate)

		
6	3	6

Summary of accommodation

Ground Floor: Entrance hall | Sitting room | Office | Gym | Drawing room | Conservatory | Dining room
Kitchen/breakfast room | Larder | Utility room | Shower room | Cloakroom

First Floor: Principal bedroom suite | Five bedrooms | Family bathroom

Planning permission to extend the house further: Reference number: WA/2022/02285

Situation

Cranleigh is a picturesque village in Surrey, often described as the “largest village in England,” located just south of Guildford and within easy reach of London. It offers an ideal blend of rural charm and modern convenience, with a thriving community centred around a traditional village green, home to a variety of independent shops, cafés and pubs.

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.

The surrounding countryside offers a wealth of opportunities for outdoor activities, from scenic walks along the Wey & Arun Canal, to panoramic hikes up Leith Hill, the highest point in South-East England.

Nearby, Farncombe Boat House provides canoeing, kayaking and paddleboarding, while Winkworth Arboretum features beautifully landscaped gardens throughout the year. Golf enthusiasts can enjoy a round at Broadwater Park, or Cranleigh Golf & Country Club.

Whether you’re seeking a peaceful lifestyle or adventure, Cranleigh provides an idyllic setting with excellent transport links to London and the wider Surrey region.



Glendale

Glendale is a generous detached family home, ideally situated within easy walking distance of the village High Street. Originally constructed in the 1930s, the property offers an excellent layout arranged over two floors.

From the entrance hall, all reception rooms are easily accessed. Our clients have upgraded the electrics and plumbing, replaced all front-facing windows, and converted the integrated former double garage into a gym, office and bathroom—creating a flexible space that could also serve as a downstairs bedroom.

Additional reception areas include a versatile family room or study, and a formal dining room featuring an eye-catching brick fireplace. The country-style kitchen offers space for dining, a walk-in larder, and is complemented by a utility room and cloakroom.

Upstairs has been newly carpeted throughout. The principal bedroom benefits from an en suite shower room, while the second bedroom features a spacious walk-in cupboard. Four further bedrooms and a family bathroom complete the first floor.







BEDROOM ACCOMMODATION

Outside, the well-established garden includes a generous patio area, mature planting, and a variety of trees and hedging that provide a high degree of privacy.

Planning permission has been granted to extend the dining room and open up the space between the kitchen and dining room, allowing for the creation of a stunning open-plan kitchen/ breakfast room with doors leading to the rear garden. The planning reference is WA/2022/02285.



BEDROOM ACCOMMODATION



Approximate Gross Internal Floor Area
309.8 sq m / 3335 sq ft

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



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.

Garden and Grounds

The driveway opens onto an expansive frontage with ample parking. The rear garden is flat and mostly laid to lawn, featuring a large patio that runs the full length of the house. Mature trees, plants, and hedges border the garden, creating a strong sense of privacy.





Property Information

Services

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

Tenure

Freehold

Local Authority

Waverley Borough Council: 01483 523333

Council Tax

Band G

EPC Rating

D

Directions

Postcode: GU6 8DT

What3words: ///tone.evoves.ascendant

Viewings

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](https://www.knightfrank.co.uk)

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 June 2025. Photographs and videos dated June 2025. 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](https://www.wordperfectprint.com)