

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.





LIVING SPACE





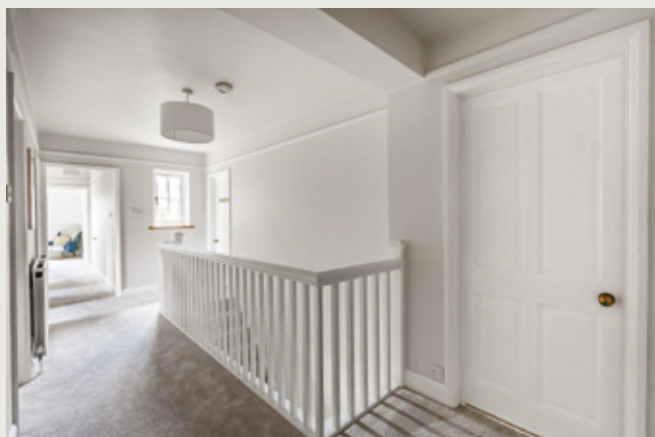




BEDROOM ACCOMMODATION

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.



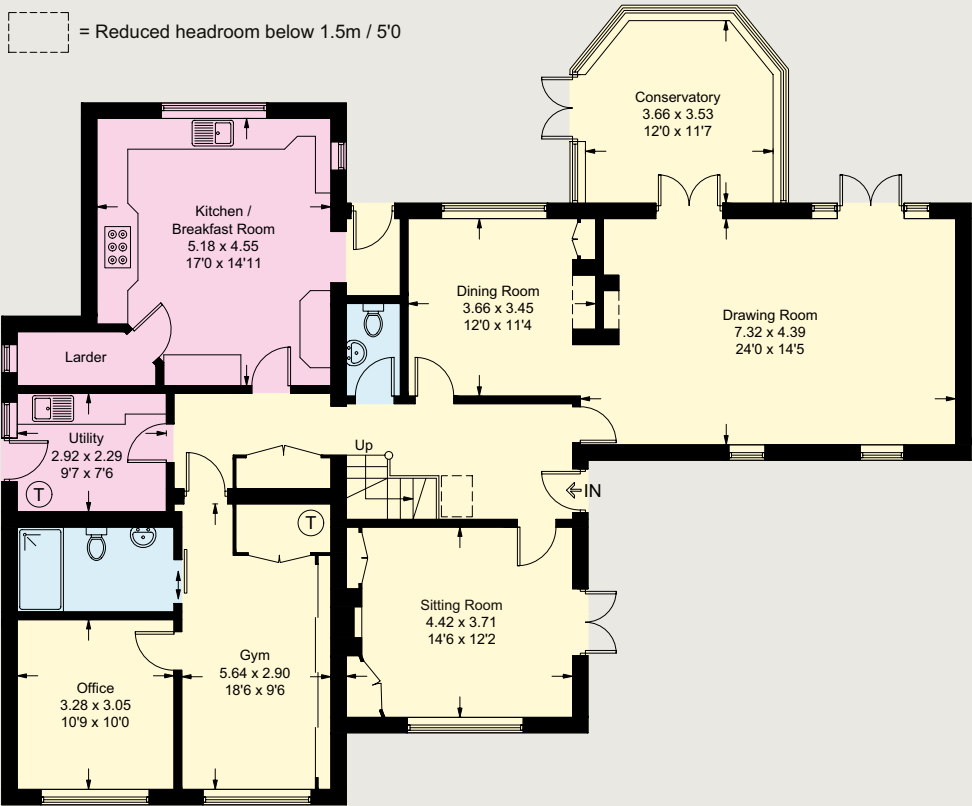


FLOOR PLAN

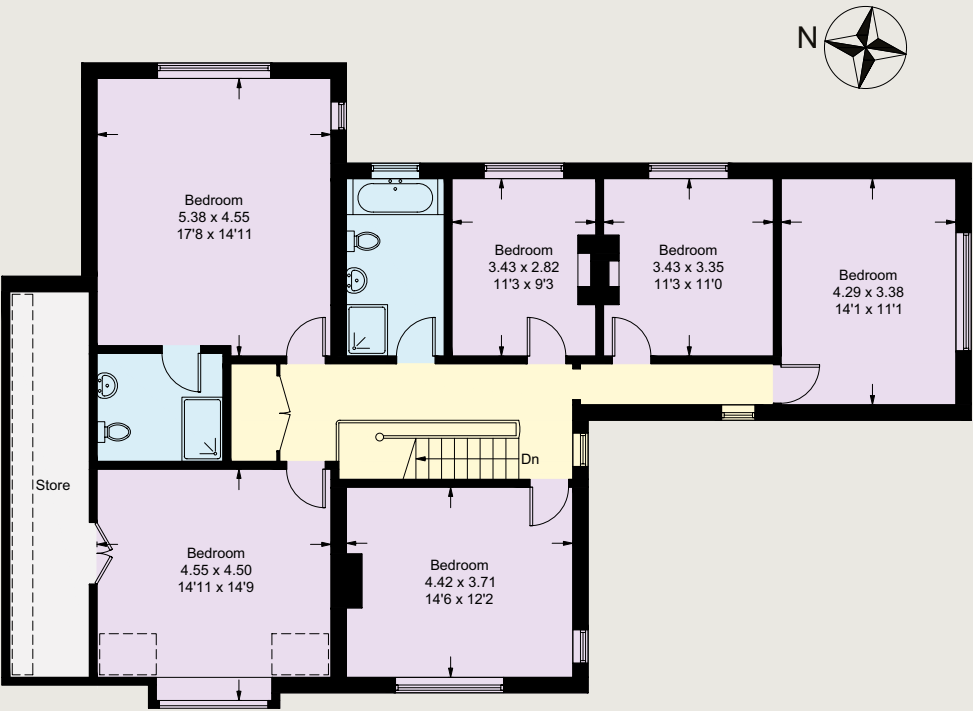
Approximate Gross Internal Floor Area
309.8 sq m / 3335 sq ft

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

= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

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.





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