

# SNOXHALL BARN

Cranleigh, Surrey







# A PERFECTLY SITUATED NEWLY BUILT BARN CONVERSION, IN A QUIET POSITION WITH STUNNING VIEWS

## Summary of accommodation

**Ground Floor:** Kitchen/dining/living room | Store/utility | Cloakroom  
Principal bedroom with en suite | Two further bedrooms | Family bathroom

**First Floor:** Bedroom with en suite | Bridge over entrance hall leading to study

## Distances

**Local towns:** Cranleigh centre 1.6 miles, Ewhurst 4.2 miles, Shere 7.5 miles

**Train stations:** Shalford station 8.2 miles (London Waterloo from 43 minutes), Chilworth station 8.5 miles (London Waterloo from 45 minutes)  
Guildford mainline station 10.0 miles (from 32 minutes to London Waterloo)

**Roads:** A3 Burpham 12.9 miles, M25 (Wisley Junction 10) 18.6 miles

**Airports:** London Gatwick 22.7 miles, London Heathrow 35.5 miles

(All distances and times are approximate)



# SITUATION

Cranleigh, renowned as the “largest village in England”, is a quintessentially charming and picturesque village nestled in the heart of Surrey. Positioned just south of Guildford and within convenient reach of London, it offers a seamless blend of tranquil rural living and modern accessibility. The village boasts a thriving community, featuring an array of independent boutiques, cafés, and traditional public houses, all centred around a quintessential village green. Set amidst stunning countryside, Cranleigh offers an abundance of outdoor recreational opportunities, making it an exceptional choice for those seeking a serene lifestyle without compromising on 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 Abbot, Tormead all in Guildford.

Cranleigh and its picturesque surroundings present an exceptional array of pursuits for those seeking both relaxation and adventure. The charming village green provides the perfect setting for tranquil strolls, while the acclaimed Cranleigh Arts Centre showcases a vibrant calendar of cultural events. Outdoor enthusiasts are spoilt for choice, with scenic walks along the Wey & Arun Canal and the invigorating ascent to Leith Hill’s summit, offering panoramic views across the Surrey Hills. Nearby, Farncombe Boat House caters to water sport enthusiasts with opportunities for canoeing, kayaking, and paddleboarding. Meanwhile, the serene Winkworth Arboretum delights with its meticulously landscaped gardens throughout the seasons. Golfers can also enjoy a round at Cranleigh Golf and Country Club or Bramley Golf Club, making Cranleigh a destination that effortlessly marries outdoor pursuits with cultural sophistication.







# THE PROPERTY

- 10 year guarantee in place
- Modern and high quality finishes throughout
- Principal bedroom with en suite of the ground floor
- Two further bedrooms
- Family bathroom
- Potential fourth bedroom with an existing bathroom on the first floor
- Study looking down into the living area, with glass balustrades
- Stunning views
- Quiet position
- Large patio and rear garden
- Electric car charging point













# PROPERTY INFORMATION

**Services:** We are advised by our clients that the property has mains water, electricity, central heating and private drainage.

**Local Authority:** Waverley Borough Council: 01483 523333

**Council Tax:** Band D

**EPC Rating:** B

**Tenure:** Freehold

**Directions**

**Postcode:** GU6 8JW

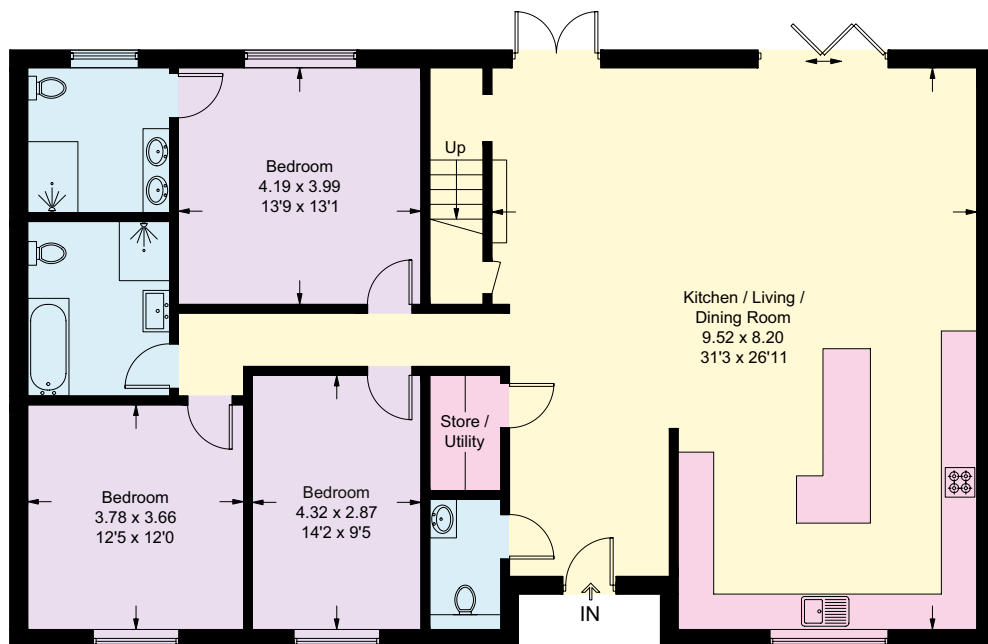
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**Viewings:** Viewing is strictly by appointment through Knight Frank.

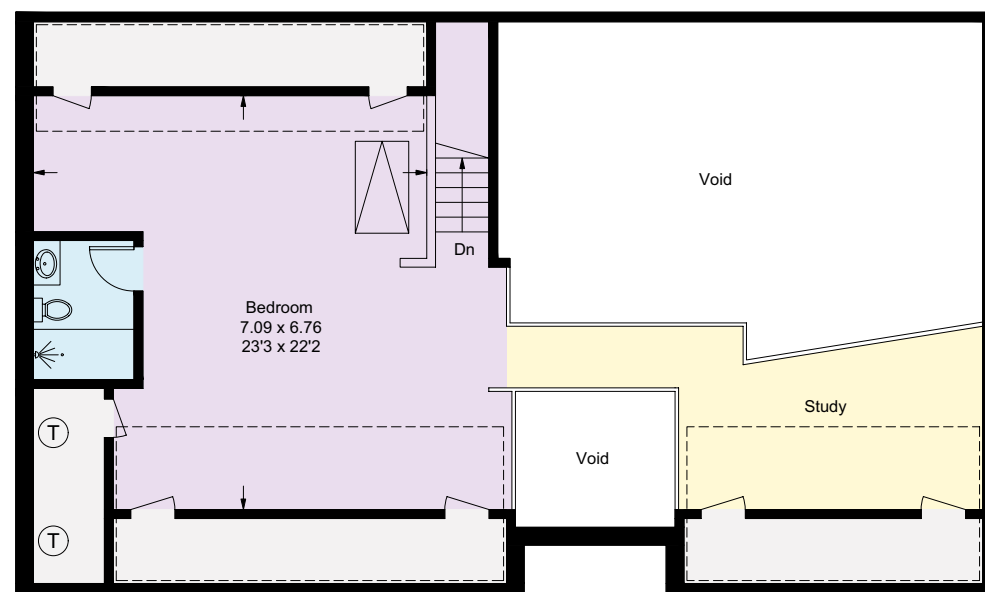


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

= Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**

Approximate Gross Internal Area = 248.7 sq m / 2677 sq ft  
(Excluding Void)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.







I would be delighted  
to tell you more.

**Morten Boardman**

01483 617930

morten.boardman@knightfrank.com

**Knight Frank Guildford**

2-3 Eastgate Court, High Street

Guildford GU1 3DE

**knightfrank.co.uk**

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