

JELLY HOLLOW







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HORSE BLOCK HOLLOW, CRANLEIGH, SURREY, GU6 7NJ

A beautiful and charming Grade II listed late 16th Century cottage with a newly installed “Smallbone” kitchen, a brand new 1-bedroom self-contained detached annex, a new yoga studio, new oak framed double car port, amongst several enhancements since our client’s ownership in 2021. Offering complete privacy and opulent interior design, coupled with breathtaking views.

- Nestled in a gorgeous valley, surrounded by Hurtwood Forest, with magnificent views of the South Downs and Chanctonbury Ring.
 - Newly installed luxury kitchen by Smallbone of Devizes
 - Drawing with a large inglenook fireplace and exposed beams
 - Family room with integrated wiring for a surround sound cinema system
- Master bedroom with vaulted ceiling and stunning views, adjacent to a luxury bathroom
 - Two further double bedrooms, two further bathrooms (one en-suite)
 - Hand-crafted English oak leaf light windows throughout
- Detached self-contained one-bedroom annex, fitted kitchen, shower room
 - Fully insulated Yoga studio with electric heating
 - Elevated outbuilding used as an office with heating and broadband
 - Raised sun terrace with outdoor kitchen area
 - Double-width and length Oak-framed car port
- Landscaped cottage gardens, raised sun terraces, and water features
 - In all 0.69 acres

Ewhurst Village – 2.6 miles; Shere Village 3.9 Miles; Cranleigh – 4 miles; Dorking – 9.5 miles; Guildford – 9.2 miles;
Gatwick Airport – 19 miles; Heathrow Airport – 32 miles; Central London – 37 miles





THE LOCATION

Set in the heart of Surrey's rolling hills, Jelly Hollow offers the ideal combination of countryside living and easy access to the capital. Nestled amongst the wooded hillside of Winterfold Heath and Hurtmore Common, the scenic villages of Ewhurst and Shere are a short drive away, while Cranleigh and Guildford - both providing a range of shopping and leisure opportunities - are located four and ten miles away respectively, with the latter offering train services to London in less than 40 minutes.

Jelly Hollow is in easy reach of the A3, enabling access to Heathrow and Gatwick airports for international travellers, the south coast of England and the wider motorway network. The area is well known for its renowned schools, including Charterhouse, St Catherine's, Guildford High School for Girls and the Royal Grammar School for boys in Guildford.

The larger village of Cranleigh is about 4 miles away and provides good shopping facilities along its thriving and bustling High Street with supermarkets, banks, chemists, coffee shops, restaurants and many other individual boutique shops and services.

The county town of Guildford is only 12 miles away and is a comprehensive retail and commercial center with a mainline station and a fast, regular service to London Waterloo, taking about 35 minutes.

The area is well served by schools, including Charterhouse, Cranmore, Cranleigh, Duke of Kent, Farlington, Penntorpe, St. Catherine's in Bramley, St. Teresa's in Effingham, the Royal Grammar School, Guildford and Guildford High School for Girls.







THE PROPERTY

Jelly Hollow is an absolutely charming Grade II Listed cottage with 16th-century origins and later 18th and 20th-century extensions. The use of traditional vernacular construction details dominates with an exposed timber frame, whitewashed rendered infilling, and beautifully restored sandstone elevations. Internally, the cottage has a great deal of character with wonderful honey-coloured beams, fine open fireplaces, and natural stone flooring throughout the ground floor incorporating underfloor heating. Hand-crafted English oak leaf light windows throughout draw in the views across the gardens and surrounding hillsides. An abundance of galletted oak doors leading to all the principal rooms complements this stylish, characterful home.

Our clients purchased the cottage in 2021 and have undertaken several enhancements such as the installation of a new luxury "Smallbone" kitchen, a new roof, a brand new Oak-framed double-width and length car port, a newly converted one-bedroom self-contained annex with shower room and fitted kitchen and sun deck, plus many other tech-based improvements. To what is already a beautifully refurbished cottage. For a property of this age, it is surprisingly light with a practical, well-flowing layout and lovely views from all rooms.

The main entrance is via a wonderful oak-framed, pitched porch and panel-glazed door. The reception hallway leads to the main reception and hosts a walk-in utility room with plenty of cabinets and space for your appliances. Also accessed from the hall is a cloakroom with a vintage French vanity stand and basin. Nine-million-year-old fossils are seen throughout the marble surrounds. A truly decadent cloakroom indeed!

The ground floor offers great entertaining space and features a splendid bespoke open-plan kitchen/ breakfast room. "Smallbone of Devises" was tasked with creating an opulent yet practical space, whilst retaining the charm and character of this stunning country home. The "Falcon" range was decided upon with muted soft tones in a shaker style.







A white quartz worksurface with gentle veining offers plenty of preparation area and gives the room a wonderful linear feel. Two tall eye-level units provide a hidden ladder cupboard and storage solution, and the integration of a full-height fridge/freezer unit and dishwasher all add to the creative space and practical use this stunning kitchen offers. This amazing space oozes sophistication and class, all with stunning views across the beautiful garden terraces and the South Downs. Adjoining the kitchen area is a charming dining area separated only by the original vertical wall beams, allowing the light and space to be shared between the two rooms.

A truly opulent drawing room with a rich interior design creates a warm and cosy principal reception room centered by a large inglenook fireplace with clever lighting showcasing the stone wall detail and the old bread oven. The family room is set up for a more informal feel, whether that is enjoying a movie with the inbuilt surround system or perhaps chatting with friends whilst dappled light floods through from the roof windows. With an exposed stone wall and vaulted ceiling, this is a cleverly designed room filled with interest.

The 1st floor accommodation is accessed via a modern solid oak staircase. To the right is a superb master bedroom with an adjoining luxury bathroom, beautifully fitted with a Victoria & Albert standalone bathtub, and V&A basin with a floating vanity unit below. The walk-in shower cubicle is fitted with a Hansgrohe shower system. This fabulous bathroom is finished with recessed displays and variable-coloured LED lighting.

The second bedroom is equally impressive with French doors out to a private terrace, clever portal windows, and a vaulted ceiling. The en-suite bathroom is also well-fitted with Duravit and V&A fittings and a walk-in shower. Bedroom three again enjoys a vaulted ceiling; however, as this part of the original house, you are blessed with exposed beams and the curved stone of the chimney well, illuminated to provide interest and character. The adjacent family bathroom has a standalone claw-foot bathtub by Imperial, with luxury fittings to complement.











THE GARDENS & GROUNDS

The property has a 250-metre-long private lane that leads to electric double gates. On passing through the gates, Jelly Hollow comes into view. A large, gravelled driveway provides ample parking and leads to a detached, newly installed Oak-framed double-width and double-length carport.

The latest addition is a stunning conversion of the garage block into a best-in-class self-contained annex. With large glazed doors opening into a superb open plan, living, dining and kitchen space, all enjoying the framed views of the gardens. A shower room, again finished to an excellent standard, is accessed from this main space, a spiral staircase leads up to a super bedroom area, with Velux windows bathing the space in light, and an attractive rear window overlooking the rear garden.

Wrapping around the rear of the cottage is a large elevated Indian sandstone terrace that looks out across the lawn garden and the open landscape views beyond. On a clear day, the Chanctonbury Ring can be seen on the South Downs some 20 miles away! A few steps up lead to a secondary terrace with an outdoor kitchen and a newly installed Yoga studio.. Leading from the terrace is a fabulous timber outbuilding that has been converted into an office with heating and broadband, making the most of the wonderful outlook. The gardens are bursting full of life with ornamental planting, mature herbaceous borders, and woodland walkways.

To the rear of the house is a large lawn area, leading to a timber-built garden store, an oak-built dog run, kennels, and general garden areas.



INFORMATION

SERVICES

Mains electric and water. Oil-fired central heating, Private drainage, Fibre-broadband (circa. 500 Mbps)

FIXTURES & FITTINGS

Carpets, curtains, light fittings, and garden statuary are excluded from the sale, although some items may be made available by separate negotiation.

LOCAL AUTHORITY

Waverley Borough Council
Tel: 01483 523333

TENURE

Freehold for Sale

DATE PREPARED

September 2025



Approximate Gross Internal Area
 Main House: 2062 sq ft / 191.52 sq m
 Outbuildings: 302 sq ft / 28.06 sq m
 Annexe: 708 sq ft / 65.82 sq m
 Total: 3072 sq ft / 285.40 sq m



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.

