

# Friars Croft

Cranleigh, Surrey











# An immaculately presented, tile-hung family home.

**Local towns:** Cranleigh centre 2.1 miles, Ewhurst 4.7 miles, Shere 5.4 miles

**Train stations:** Shalford station 5.1 miles (London Waterloo from 43 minutes), Guildford station 6.9 miles (London Waterloo from 33 minutes)

Gomshall station 7.4 miles (London Waterloo from 56 minutes)

**Roads:** A3 West Clandon (southbound) 10 miles, M25 (Wisley Junction 10) 14.4 miles

**Airports:** London Heathrow 32.4 miles, London Gatwick 21.6 miles

(All distances and times are approximate)



5



3



2

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## Summary of accommodation

**Ground Floor:** Vaulted entrance hall | Drawing room | Dining room | Kitchen/breakfast room | Utility | Cloakroom

**First Floor:** Principal bedroom with en suite | Four further bedrooms, one with en suite | Family bathroom

Garage | Study | Workshop | Loggia

## Situation

Cranleigh is a picturesque village in Surrey, often described as the “largest village in England,” situated to the south of Guildford and within easy reach of London. Offering a perfect blend of rural charm and modern amenities, the village features a thriving community with an array of independent shops, cafes, and pubs, all set around a scenic village green. Prominent highlights include the Cranleigh Arts Centre, renowned for its cultural events, performances, and exhibitions. Surrounded by beautiful countryside, the area provides ample opportunities for outdoor activities, making it an ideal location for those seeking a tranquil lifestyle with the convenience of excellent transport links to London.

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.

Cranleigh and its picturesque surroundings offer a wealth of activities for those seeking both relaxation and adventure. The charming Village Green provides a perfect setting for leisurely strolls, while the Cranleigh Arts Centre hosts a variety of cultural events. Outdoor enthusiasts can enjoy scenic walks along the Wey & Arun Canal or hike to the top of Leith Hill, offering panoramic views of the Surrey Hills. For those interested in history, the Cranleigh Museum offers a fascinating insight into the village’s past. Nearby, Farncombe Boat House offers opportunities for canoeing, kayaking and paddleboarding, while Winkworth Arboretum provides beautifully landscaped gardens year-round. Golfers can enjoy a round at Broadwater Park, ensuring that Cranleigh is an idea destination for those seeking a blend of outdoor pursuits and cultural experiences.







## Friars Croft

Friars Croft is an attractive 1920s tile-hung family home, which has been upgraded and extended by our client, and presents beautifully both internally and externally.

The property enjoys an abundance of natural light throughout due to its south-west orientation, as well as a clever double height entrance hall created by our client. Another wonderful feature of the home is the modern, open-plan kitchen/breakfast room, with doors leading to the garden—created as part of a clever double-height extension.

The first floor offers a beautiful principal bedroom with a vaulted ceiling, built-in wardrobes, an en suite bathroom, and views over the rear garden. The guest bedroom also benefits from newly installed built-in wardrobes and an en suite. There are a further two double bedrooms, one single bedroom, and a family bathroom.



## LIVING SPACES

















## BEDROOMS & BATHROOMS









FLOOR PLAN

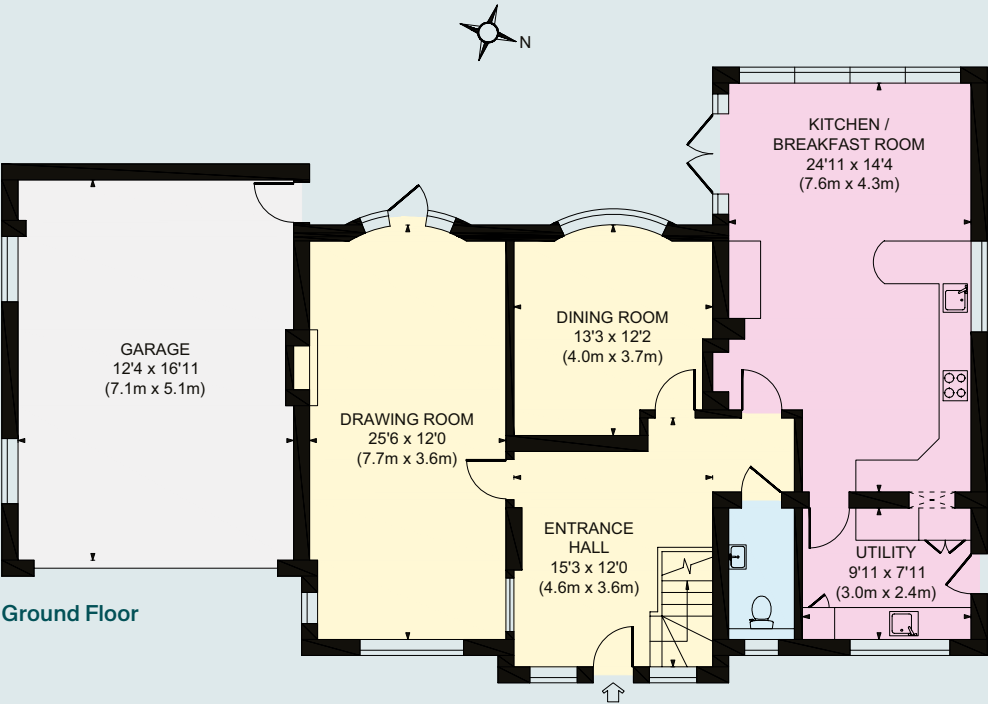
Approximate Gross Internal Floor Area

Main House 2920 sq. ft / 271.25 sq. m

Outbuilding 295 sq. ft / 27.42 sq. m

Total 3215 sq. ft / 298.67 sq. m

- 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.



## Gardens and Grounds

Friars Croft is set back from the road behind electric gates and sits within a generous half an acre of mature, beautifully landscaped gardens. The gravel drive provides ample parking, and there is a large garage.

To the side of the property is an attractive oak-framed and wood-clad outbuilding with electricity and Wi-Fi, currently used as a home office and workshop.

The rear garden is stunning, with a large patio running the width of the house and flat lawns beyond. The gardens have been meticulously planted and maintained, featuring an array of mature plants, trees, specimen flowers, and established hedging.

The garden is incredibly private and enjoys sunlight for the majority of the day.











## Property Information

### Services

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

### Local Authority

Waverley Borough Council – 01483 523333

### Council Tax

Band F

### EPC Rating

C

### Directions

Postcode: GU6 8PP

What3words: ///grace.senses.jammy

### Viewing

Viewing is strictly by appointment through Knight Frank.





**Knight Frank Guildford**

2-3 Eastgate Court

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