



Old Barn Cottage
Knowle Lane, Cranleigh

*** Individual character home * Attractive tile hung elevations * Fabulous rural location ***
*** Five/six bedrooms * Four bath/shower rooms * Three reception rooms ***
*** Numerous outbuildings * Double and single garages ***

Knowle Lane, Cranleigh, GU6 8JW
Asking Price: £1,395,000- Freehold

A beautifully presented detached character home offering an adaptable arrangement of accommodation arranged over two floors enviably situated in a highly regarded rural location on the edge of the village. Old Barn Cottage, we understand dates back to the 1600s and was converted into a private dwelling in the 1950s. The property is approached up a private driveway some 1/4 mile from the road and is amongst some neighbouring properties equally enjoying this fabulous location. The property is accessed via electronically controlled double gates to a large parking and turning area where there are two dedicated garages, one double and one single both having electrically operated roll up doors. The property has pleasing part tile hung elevations and has an adaptable arrangement of accommodation with some bedroom accommodation on the ground floor and some on the first floor. There is a welcoming reception hall with shower room off, music room and double bedroom, superb drawing room with fireplace and attractive timber detailing, superb, refitted kitchen/breakfast room with a comprehensive range of hand crafted units under extensive stone work surfaces and central island unit. This is a delightful bright and sunny room with bifolding doors extending to the garden. Off the kitchen, there is a dining room and rear lobby and boot room. Continuing on the ground floor, there is a further double bedroom and adjoining refitted bathroom, further bedroom/study with super aspects and double doors over the garden and a utility room completes the ground floor accommodation. Stairs rise to the first floor where there is a principal bedroom with fitted wardrobe cupboards, adjoining ensuite shower room, two further bedrooms and a family bathroom. Outside, the gardens extend to the side and rear with neatly maintained lawns with relaid patio, feature pond with rockery and recirculating water feature and further areas of lawn with well stocked flower and shrub borders in and around enjoying a sunny aspect. One of the further features of this property is the ample storage space with a former stable block comprising four stables and a workshop. In addition, there is an attractive former granary which is part refurbished and would make an ideal home office or further workshop area. We highly recommend a visit to this individual character home to fully appreciate the adaptable accommodation on offer and its superb position.

Situation:

Cranleigh is an attractive and vibrant village ideally positioned at the foot of the Surrey Hills, being approximately 20 minutes equidistant from the neighbouring towns of Guildford, Godalming, Horsham and Dorking. London Waterloo can be reached by rail from Guildford with a direct service taking just 42 minutes. Said to be the largest village in England, Cranleigh has so much to offer with numerous independent and national shops including Rawlings Butchers, Cranleigh Fish, Celebration Cakes, M&S Food Hall, Sainsburys, Co-Op, Boots, Superdrug and the Handymans Store. Fountain Square is the centre of Alfresco entertainment and dining provided by the Richard Onslow pub/boutique hotel, Browns Gin & Tea bar, Pizza Express and Yangaz Café. There is also a Thursday market in Village Way car park. Leisure facilities are well provided for with numerous clubs and societies including Cranleigh Golf and Leisure Club, football, rugby and cricket clubs and Leisure Centre with indoor pool, gym and squash courts. Lovely countryside surrounds the village, perfect for country walks and horse-riding pursuits. The Downs Link footpath and bridleway is easily accessed from the property and follows the route of the old railway line between Guildford and Shoreham.

~ Accommodation ~

Ground Floor: Entrance Hall ~ Shower Room ~ Sitting Room: 20' 10" x 15' 2" (6.34m x 4.63m) **~ Kitchen/Breakfast/Family room:** 25' 6" x 13' 11" (7.78m x 4.25m)
Dining Room: 13' 11" x 8' 7" (4.23m x 2.62m) **~ Boot Room:** 11' 7" x 8' 5" (3.53m x 2.57m) **~ Utility:** 8' 5" x 7' 9" (2.57m x 2.37m) **~ Bathroom**
Bedroom Five: 13' 4" x 11' 2" (4.06m x 3.40m) **~ Study/Bedroom Six** 14' 3" x 9' 2" (4.35m x 2.79m) **~ Music Room:** 8' 11" x 7' 6" (2.71m x 2.29m)
Bedroom Four: 17' 5" x 8' 9" (5.31m x 2.66m)

First Floor: Bedroom One: 16' 4" x 13' 9" (4.99m x 4.20m) **~ Ensuite ~ Bedroom Two:** 11' 0" x 10' 0" (3.35m x 3.05m) **~ Bedroom Three:** 13' 9" x 9' 9" (4.18m x 2.97m)
Bathroom

Outside: The Old Granary: 17' 2" x 15' 3" (5.23m x 4.64m) **~ Garage:** 19' 9" x 17' 9" (6.02m x 5.41m) **~ Machine Store:** 12' 0" x 8' 10" (3.65m x 2.70m)
Workshop: 10' 8" x 10' 4" (3.24m x 3.14m) **~ Stable:** 11' 7" x 11' 5" (3.53m x 3.48m) **~ Stable:** 11' 8" x 11' 5" (3.55m x 3.49m) **~ Stable:** 11' 8" x 11' 5" (3.56m x 3.47m)
Stable: 11' 8" x 11' 5" (3.55m x 3.47m) **~ Garage:** 17' 0" x 9' 9" (5.18m x 2.96m)

Services: mains gas, electricity and private drainage, fibre broadband.

Directions: From our office turn left into the High Street and then first right into Knowle Lane. Continue for approximately one mile and turn left into a long driveway signposted Old Barn Cottage. Continue to the top of the driveway keeping left where the driveway forks and the property can be found towards the top of the driveway on the right hand side.

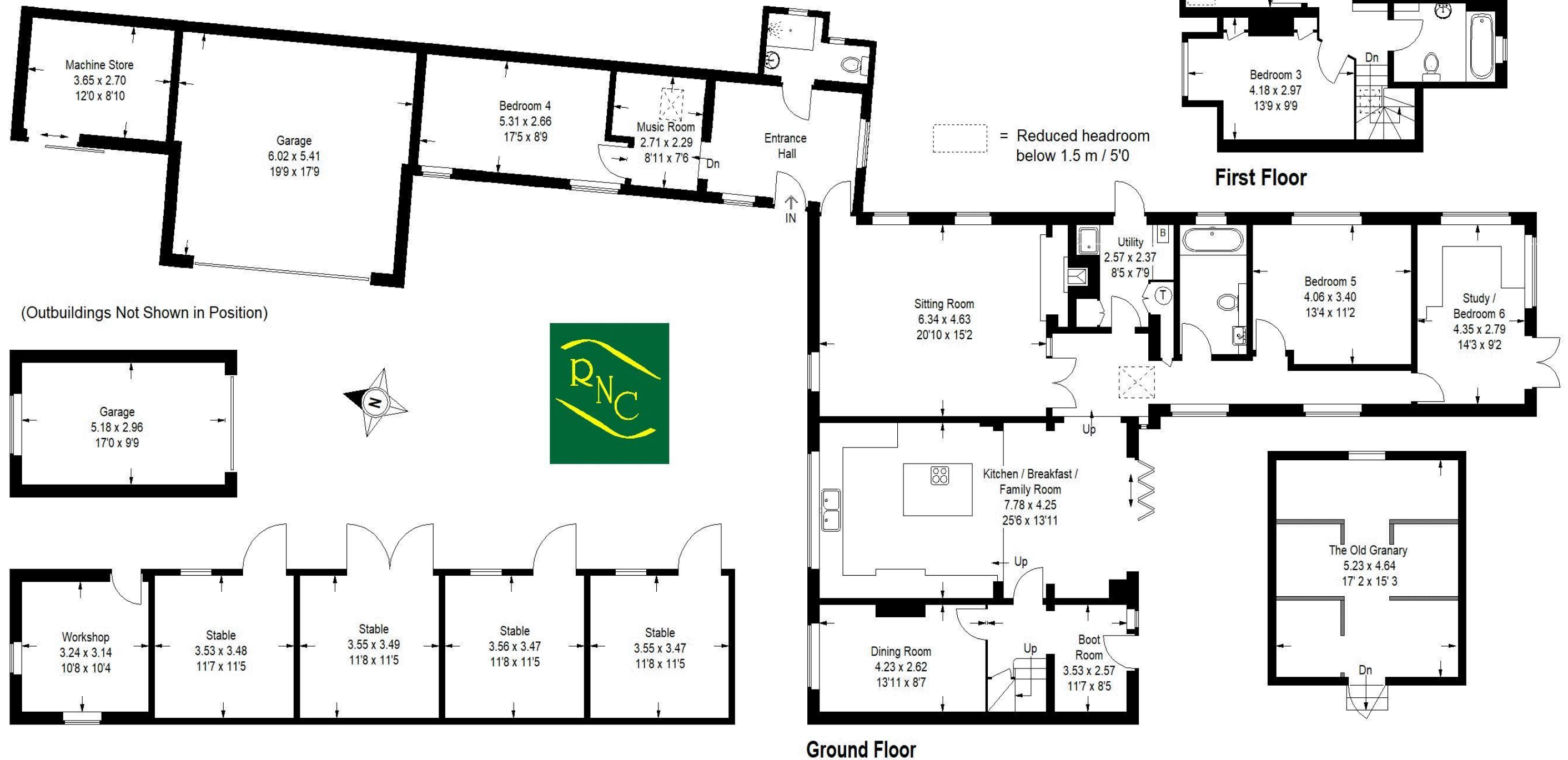
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

Local Authority: Waverley Borough Council. Tax Band: G. EPC Rating: E.

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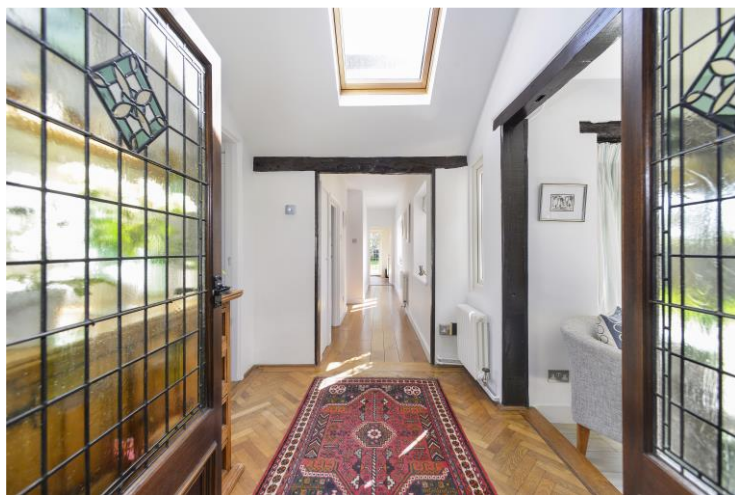
Approximate Gross Internal Area
 Ground Floor = 173.2 sq m / 1864 sq ft
 First Floor = 68 sq m / 732 sq ft
 Stable / Workshop = 61.4 sq m / 661 sq ft
 Garages / Machine Store = 57.4 sq m / 618 sq ft
 The Old Granary = 24.7 sq m / 265 sq ft

Total = 384.7 sq m / 4140 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.







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