



8 Highland View
Smithwood Common, Cranleigh, GU6 8QR

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ESTATE AGENT
Est. 1991

*** Stunning extended and updated home * High specification throughout ***

*** Versatile layout with 4 Bedrooms and 4 Bathrooms * Superb open plan kitchen/dining/family room ***

*** Three further reception areas * Generous patio area and South facing garden * Utility room * Plenty of parking ***

Asking Price: £850,000- Freehold

A stunning, fully refurbished and extended character home in an idyllic edge of village setting with countryside views. Occupying a delightful rural position on the edge of the village, this beautifully refurbished and extended character home effortlessly combines classic charm with contemporary living. Enjoying far-reaching countryside views, the property offers both tranquillity and convenience, making it an ideal retreat for modern family life. The heart of the home is the spectacular open-plan kitchen, dining, and family room, flooded with natural light and thoughtfully designed for both everyday living and entertaining. Quality cabinetry, high-end appliances, and generous dining and seating areas create a truly impressive space that opens out to the generous patio, and garden beyond. In addition to this remarkable central living area, the property features two/three further reception areas on the ground floor offering flexibility for use as formal sitting rooms, a home office, playroom, or snug — perfect for a growing family or those working from home. Arranged over three floors, the house offers four beautifully appointed bedrooms, and four bath/shower rooms, each finished to an exceptional standard, combining style with functionality. This unique home strikes the perfect balance between period character and modern sophistication, and its peaceful village edge location ensures privacy and a connection to nature, while still being within easy reach of local amenities. Early viewing is highly recommended to appreciate the exceptional quality and setting of this very special home.

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 passes to the west of the High Street and follows the route of the old railway line between Guildford and Shoreham.

~ Accommodation ~

Ground Floor: Sitting Room: 13' 3" x 10' 4" (4.04m x 3.14m) ~ **Family Room:** 10' 11" x 10' 6" (3.34m x 3.21m) ~ **Study:** 9' 6" x 6' 9" (2.89m x 2.05m)
Kitchen/Breakfast Room: 18' 4" x 13' 9" (5.60m x 4.20m) ~ **Dining Area:** 9' 11" x 7' 5" (3.03m x 2.26m) ~ **Utility Room ~ Shower Room**

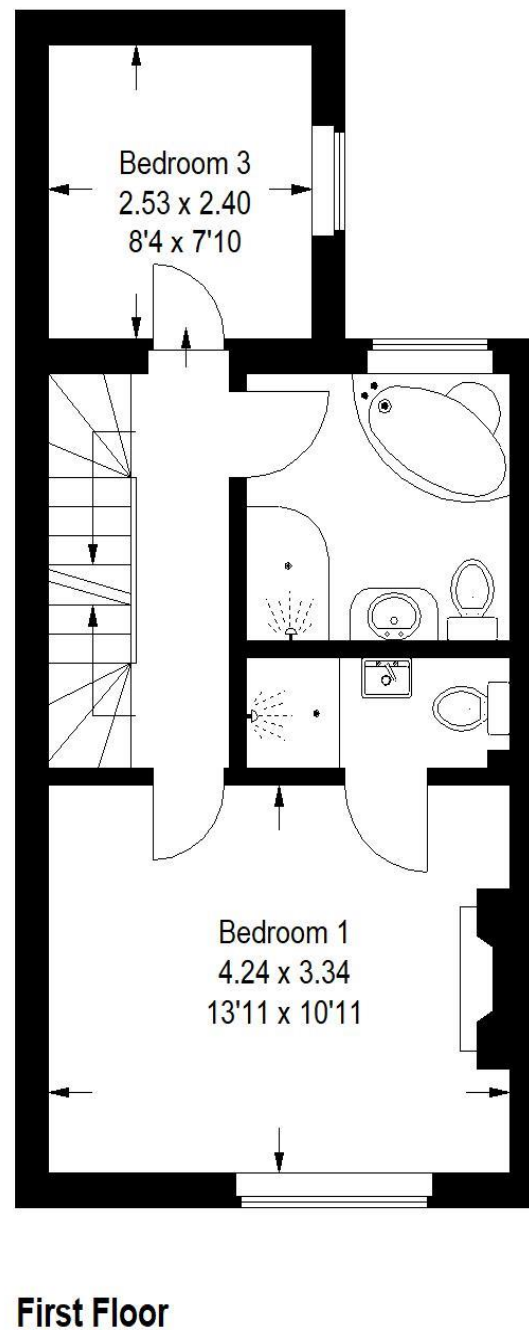
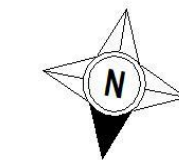
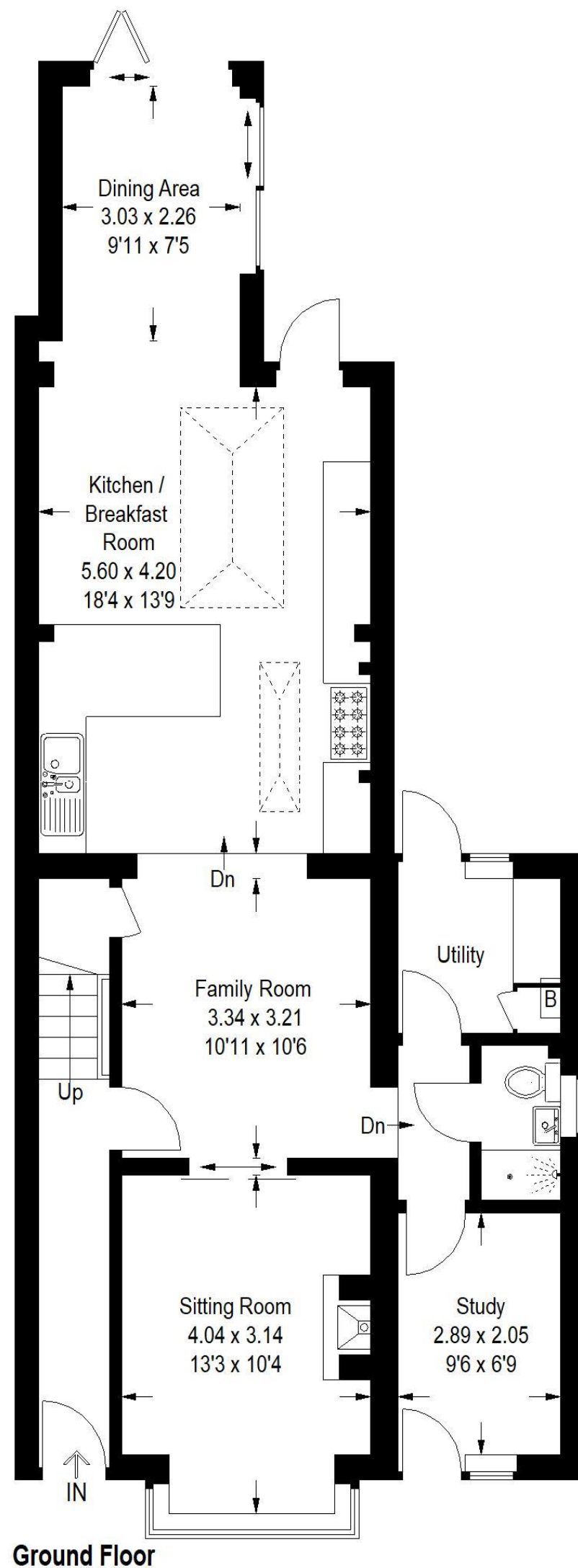
First Floor: Bedroom One: 13' 11" x 10' 11" (4.24m x 3.34m) ~ **Ensuite ~ Bedroom Three:** 8' 4" x 7' 10" (2.53m x 2.40m) ~ **Family Bathroom**

Second Floor: Bedroom Two: 17' 9" x 9' 1" (5.40m x 2.76m) ~ **Ensuite ~ Bedroom Four:** 8' 11" x 7' 7" (2.71m x 2.30m)

Directions: From our office turn right into the High Street and continue to the second mini roundabout turning right into Horseshoe Lane. Continue past Cranleigh School and after approximately one mile turn left off Smithwood Common, following this track round to the right the house can then be found on the left 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.

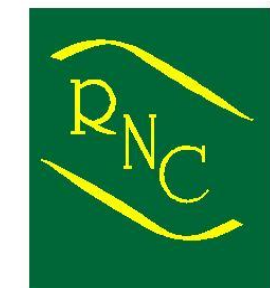
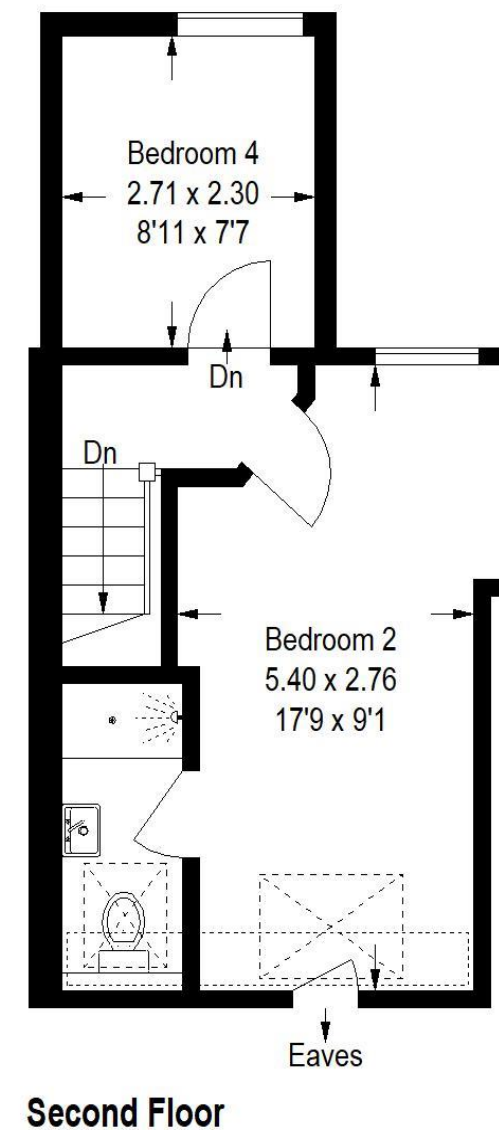
Local Authority: Waverley Borough Council. Tax Band: E. EPC Rating TBC



Highland View

Approximate Gross Internal Area
 Ground Floor = 81.5 sq m / 877 sq ft
 First Floor = 35.8 sq m / 385 sq ft
 Second Floor = 27.4 sq m / 295 sq ft
 Total = 144.7 sq m / 1557 sq ft

 = Reduced headroom
below 1.5 m / 5'0



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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