



Lansdowne House
Woodland Avenue, Cranleigh, GU6 7HZ
Asking Price: £1,725,000 Freehold

- * Stylish turn-key, renovated property * Four double bedrooms, Four Bath/Shower Rooms *
- * Impressive open plan kitchen/breakfast room * Family/dining area and two further reception rooms *
- * Planning permission to extend to create ground floor bedroom * Re-wired and new central heating *
- * South facing garden * Garaging and large driveway * EPC Rating: C *

Occupying a generous plot with a southerly-facing rear garden, this beautifully renovated and updated detached home is located on one of Cranleigh's premier residential roads. Offering an exceptional blend of modern luxury and thoughtful design, this property is ideal for those seeking space, style, and high-spec living in a prime village location. The current owners have undertaken a meticulous programme of refurbishment, including re-wiring and re-plumbing to support a new central heating system with underfloor heating on the ground floor, delivering modern efficiency and comfort. At the heart of the home lies an impressive open-plan kitchen/breakfast room, finished to an exceptional standard. A large central island forms the social hub of the space, which flows effortlessly into the light-filled family and dining area. This space is enhanced by a roof light, and wide sliding doors that open onto the South facing rear garden—perfect for both everyday living and entertaining. In addition to this open-plan living area, there is a stylish sitting room featuring an attractive fireplace, and a separate study overlooking the garden—ideal for working from home. The ground floor also includes a large utility room with an adjoining plant room, as well as a beautifully appointed shower/cloakroom. Upstairs, the property offers four generous double bedrooms, including a fabulous dual-aspect principal bedroom with an oriel window enjoying excellent natural light and features a particularly spacious en-suite shower room finished to a high standard. A stylish family bathroom with both bath and shower, along with an additional separate shower room, complete the accommodation—providing flexibility and convenience for busy family life. The property is set well back from the road with crushed stone driveway offering ample off-road parking, in addition to garaging and a covered storage area. A former garage has been converted into a useful gym space, and there is the added benefit of planning permission granted to convert the open garage into a ground floor bedroom/annexe (Planning permission reference: WA/2022/00874), offering excellent potential for multi-generational living or guest accommodation, should it be required.

This exceptional home offers a rare opportunity to enjoy contemporary, turn-key living in a peaceful yet highly convenient location close to the heart of Cranleigh.

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: Entrance Hall ~ Sitting Room: 17' 6" x 14' 6" (5.34m x 4.43m) ~ Kitchen/Breakfast Area: 21' 11" x 16' 6" (6.69m x 5.03m)
Family/Dining Area: 22' 1" x 13' 8" (6.74m x 4.17m) ~ Study: 10' 4" x 9' 10" (3.14m x 3.00m) ~ Utility Room ~ Plant Room ~ Downstairs Shower Room

First Floor: Principal Bedroom with En-suite Shower Room: 17' 7" x 14' 5" (5.37m x 4.39m) ~ Bedroom 2: 16' 10" x 10' 4" (5.12m x 3.15m)
Family Bath & Shower Room ~ Bedroom 3: 11' 10" x 11' 1" (3.60m x 3.38m) ~ Shower Room ~ Bedroom 4: 11' 0" x 9' 4" (3.36m x 2.85m)

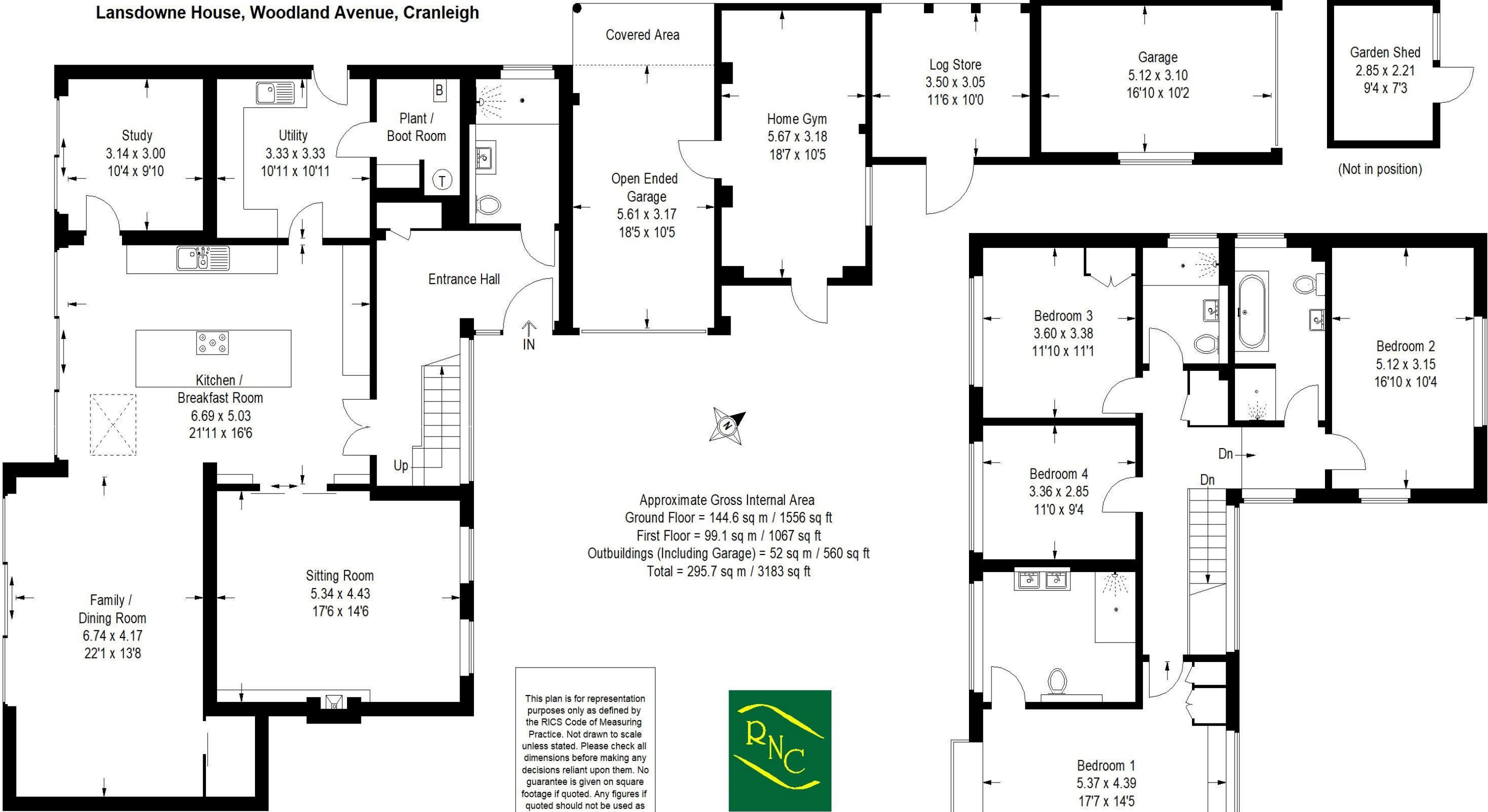
Outside: Garage: 16' 10" x 10' 2" (5.12m x 3.10m) ~ Open Garage: 18' 5" x 10' 5" (5.61m x 3.17m) ~ Gym: 18' 7" x 10' 5" (5.67m x 3.18m)
Log Store: 11' 6" x 10' 0" (3.50m x 3.05m) ~ South Facing Garden

Directions: From our office turn left on the High Street. Proceed along to the roundabout with the petrol station and turn left signposted to Ewhurst. Take the third turning on the right into Woodland Avenue and the property can be found after a short distance 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

Lansdowne House, Woodland Avenue, Cranleigh



Ground Floor

First Floor



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