



1 Mount Road,
Cranleigh, GU6 7LT
Asking Price: £950,000 Freehold

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ESTATE AGENT
Est. 1991

*** Attractive double fronted character home * Four bedrooms * Two bathrooms * Three reception rooms ***
*** Impressive open plan kitchen/breakfast room * Planning permission to further extend ***
*** Superb garden studio/home office * Walking distance of village centre * EPC Rating: E ***

Nestled in the heart of Cranleigh village within a walking distance of the High Street, this beautifully refurbished Edwardian detached home seamlessly blends timeless period charm with modern sophistication. Thoughtfully extended and stylishly updated, this stunning property offers spacious, well-proportioned accommodation, including four generous double bedrooms, three inviting reception rooms, and two sleek contemporary bathrooms. At the core of the home lies an impressive, vaulted kitchen/dining room, where double French doors open onto a raised decked terrace, creating a perfect indoor/outdoor flow ideal for warmer months. Designed for both functionality and style, the kitchen is fitted with elegant modern units, complemented by Corian work surfaces, a central island unit with a stainless steel sink, and premium appliances, including an integrated dishwasher and built-in double oven, hob, and extractor fan. The ample dining space comfortably accommodates a large family table, making it a versatile hub for gatherings and space for a sofa. Two charming reception rooms, positioned at the front of the property, feature stunning box bay windows that fill the space with natural light. Each room boasts a striking original decorative cast iron fireplace with a slate hearth, adding character and warmth. Additional ground floor conveniences include a downstairs cloakroom and a well-appointed utility room located off the kitchen, offering extra storage and appliance space. A staircase rises to the first-floor landing and leads to three beautifully proportioned double bedrooms and a stylish family bathroom, complete with a white suite, bath, and overhead shower. A further staircase continues to the second floor, revealing the principal bedroom suite—a tranquil retreat with an impressive, vaulted ceiling, complemented by Velux and dormer windows that showcase elevated views of the rear garden and picturesque village beyond. This elegant space is further enhanced by fitted wardrobe cupboards and additional storage solutions, ensuring both practicality and style. The en suite shower room is elegantly appointed with a modern white suite, vanity basin unit, heated towel rail, and a spacious walk-in shower. Outside there is driveway parking for several cars and the rear garden enjoys a timber decked area stepping onto lawns with flower and shrub borders around. At the foot there is a superb, detached garden studio/home office ideal for people wishing to work from home. The property does benefit from planning permission to further extend ref: WA/2023/00384. We highly recommend a visit to fully appreciate the accommodation on offer.

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 13' 6" x 11' 0" (4.11m x 3.36m) ~ Family Room 13' 6" x 11' 1" (4.11m x 3.37m) ~ Kitchen/Dining Room 19' 1" x 17' 6" (5.81m x 5.33m)
Utility room ~ Cloakroom

First Floor: Bedroom Two 11' 0" x 11' 0" (3.35m x 3.35m) ~ Bedroom Three 11' 0" x 11' 0" (3.36m x 3.36m) ~ Bedroom Four 11' 0" x 10' 0" (3.36m x 3.04m)

Second Floor: Bedroom One 15' 5" x 11' 0" (4.71m x 3.35m) ~ Ensuite Shower Room ~ Bathroom

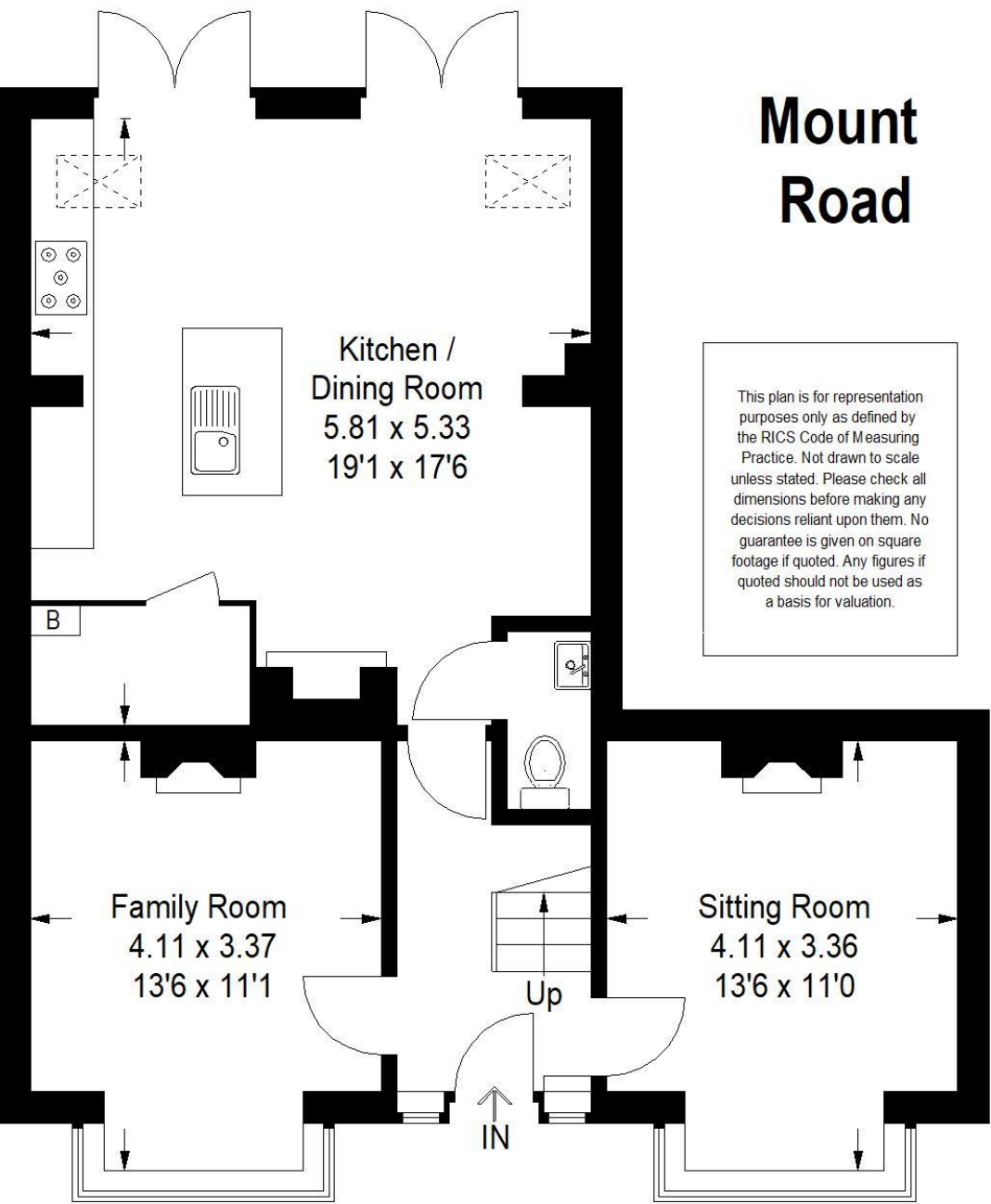
Outside: Studio/Home Office: 13' 0" x 11' 5" (3.96m x 3.48m) ~ Services: mains gas, electricity and water

Directions:

From our office turn left into the High Street and continue to the second mini roundabout carrying straight on into the Horsham Road. Take the second turning on the left into Mount Road and the property can be found immediately on the left.

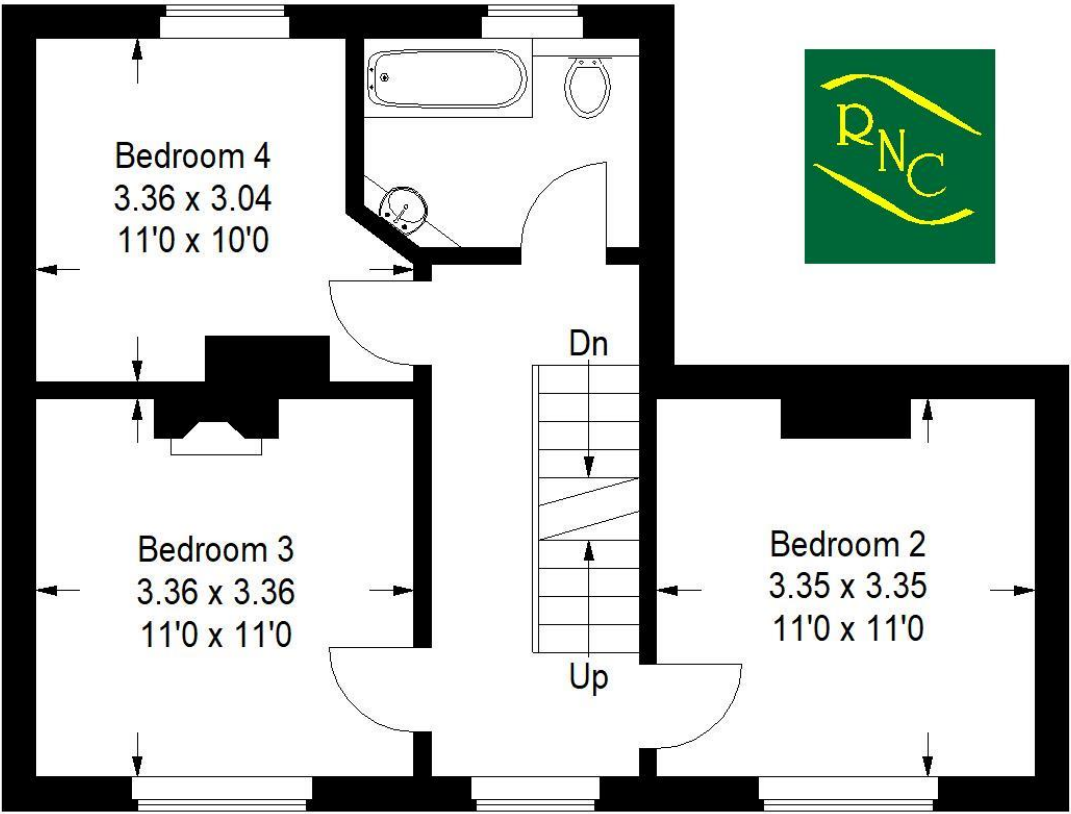
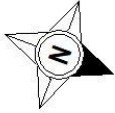
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or 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:** F

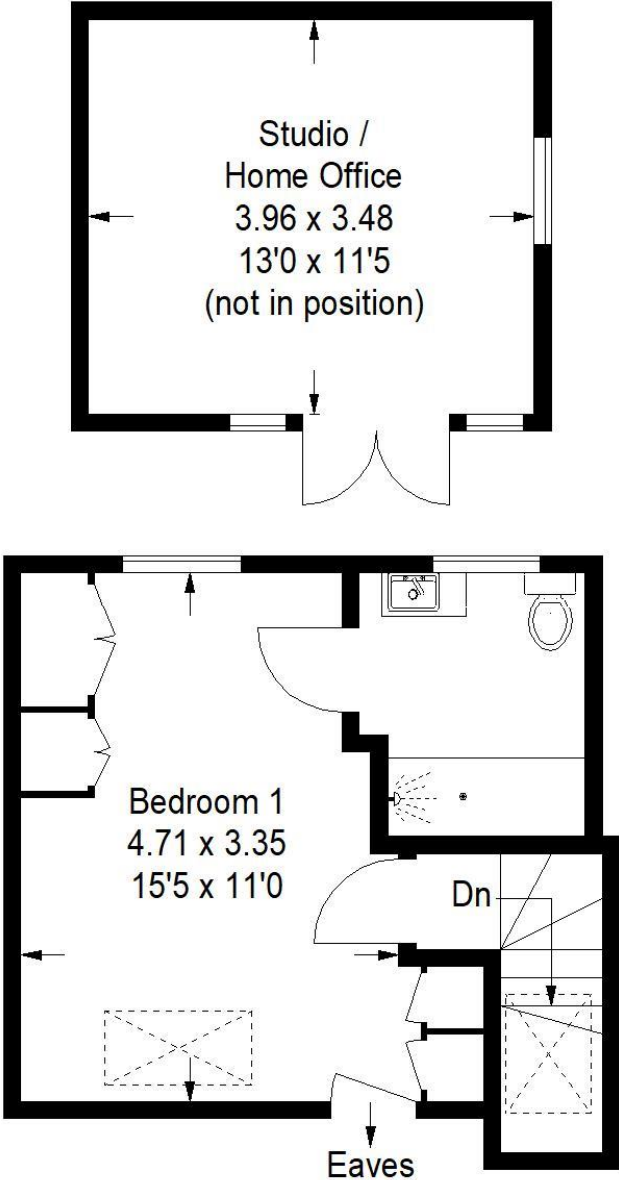


Ground Floor

Approximate Gross Internal Area
Ground Floor = 64.9 sq m / 698 sq ft
First Floor = 46.8 sq m / 504 sq ft
Second Floor = 24.2 sq m / 260 sq ft
Studio / Home Office = 13.8 sq m / 148 sq ft
Total = 149.7 sq m / 1610 sq ft



First Floor



Second Floor



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