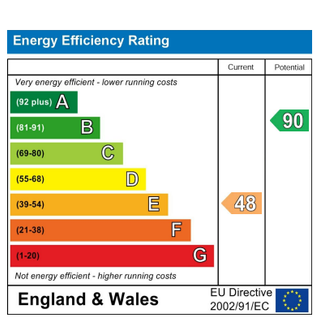
Floor plans



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Newhouse Farm Cottage

Knowle Lane, Cranleigh, GU6 8UW

£895,000

MASELLA COUPE

Key features

- 3 reception rooms with original exposed beams. The main reception room benefits from an inglenook fireplace and cast iron solid fuel log burner.
- Spacious fully fitted kitchen with AGA and integrated white goods.
- Secondary kitchen/utility room.
- Downstairs cloakroom.
- 5 bedrooms, the master bedroom with a Jack & Jill bathroom.
- Separate family bathroom.
- Double garage and several outbuildings.
- Private rear garden with patio and lawn.

Description

A charming 16th century Grade 2 listed, 5 bedroom, farmhouse of immense character with exposed beams, an inglenook fireplace and AGA in the main kitchen.

Kitchen / Breakfast Room 16'0 x 13'0

This spacious kitchen/breakfast room features a charming traditional style with exposed beams and a classic range cooker as a focal point. The room is bright and airy, with ample workspace and storage, combining modern convenience with period character, making it ideal for both cooking and casual dining.

Sitting Room 24'9 x 14'9

A generous sitting room showcasing exposed wooden ceiling beams and large windows that fill the space with natural light. The room offers a cosy fireplace as a central feature, blending period features with a welcoming atmosphere, perfect for relaxing or entertaining.

Family Room 19'3 x 14'7

This family room is warmly inviting, with exposed beams and a traditional brick fireplace featuring a wood-burning stove. The dual windows allow natural light to brighten the space, creating a homely feel that complements the period charm of the property.

Kitchen 2 7'9 x 6'9

The second kitchen is compact and practical, fitted with modern units and dark stone-effect work surfaces. Natural light streams in through the window, enhancing the clean and bright feel of the space.

Landing

This landing area features a wooden staircase with traditional detailing and exposed beams overhead, adding character and warmth to this transitional space within the home.

Courtyard

The paved courtyard provides a private outdoor space for dining and relaxation. Surrounded by mature brickwork and well-maintained greenery, the area offers a peaceful setting to enjoy the outdoors.

Rear Garden

The rear garden is an expansive area of lawn bordered by neatly trimmed hedges and mature shrubs, creating a tranquil and private outdoor environment that is perfect for enjoying the countryside setting.

Bedroom 5 13'6 x 6'0

This bedroom showcases exposed wooden beams and a small window, lending character and a cosy atmosphere. The neutral flooring and walls provide a blank canvas for personal styling.

Bathroom

The family bathroom features a corner bath with a wooden panel surround, complemented by a pedestal washbasin and traditional tiling. Warm wood-effect flooring adds a touch of comfort and style to the space.

Shower Room

A well-appointed shower room offering a large glass-enclosed shower, a pedestal washbasin, and a WC. The neutral tones and wood-effect flooring create a fresh and clean environment.











