

MARCROFT

Cranleigh



Chantries
& Pewleys

ESTATE AGENTS



AT A GLANCE

- Detached and extensively renovated family home in central Cranleigh
- Open-plan kitchen, dining and living space opening directly onto the rear terrace
- West-facing rear garden approaching 100ft
- Brick-built outdoor kitchen with power, granite worktops and tiled roof
- Insulated and powered detached garden studio with double glazing
- Flexible ground floor bedroom suite / annexe potential
- Infrared sauna with scope to reconfigure into kitchenette space
- Underfloor heating throughout the ground floor with engineered wood flooring
- Off-road parking for three vehicles with EV charging point
- Fibre broadband connection

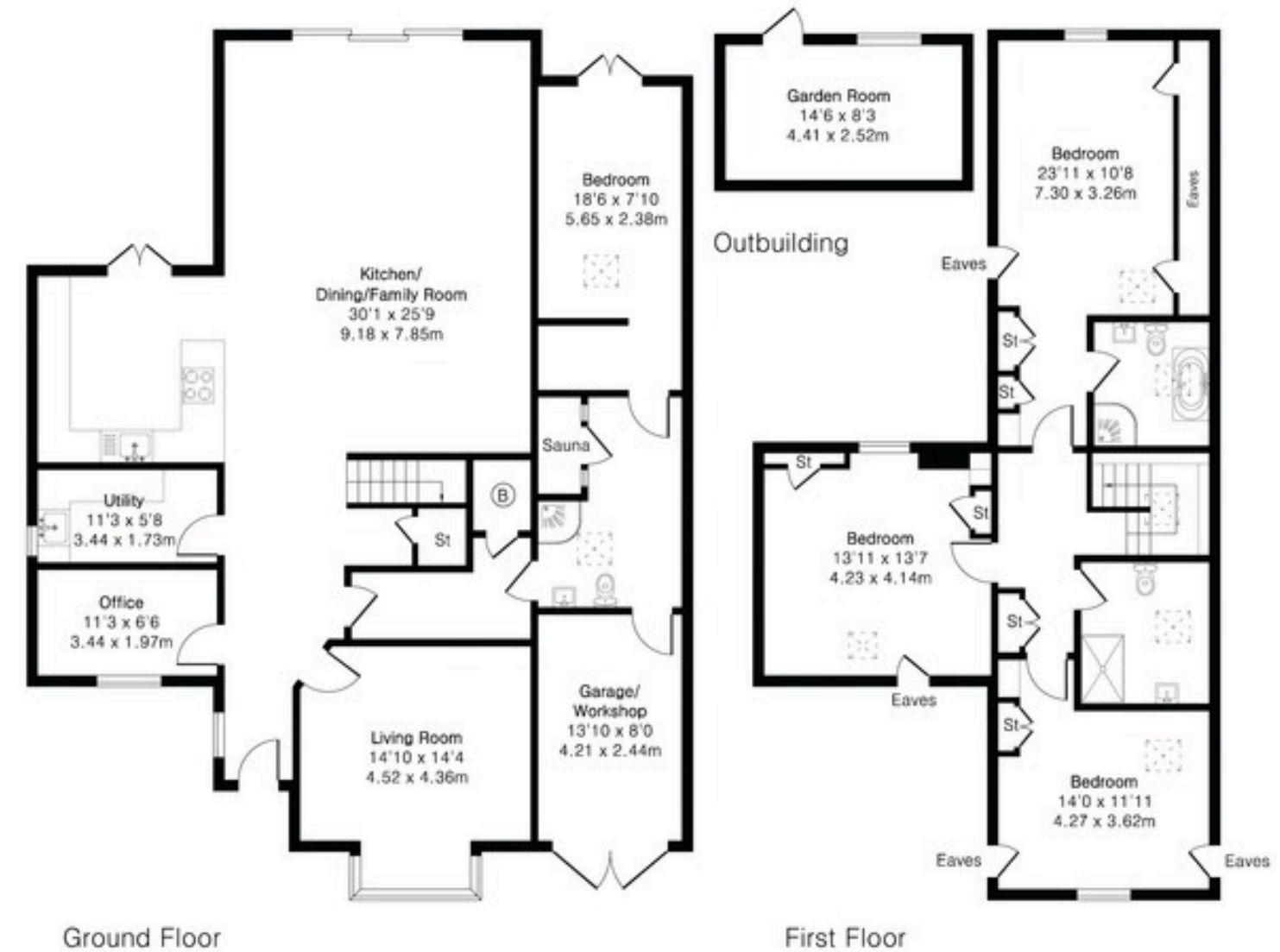
Tenure: Freehold. Council Tax Band: D . EPC:C

**Approximate Gross Internal Area 2443 sq ft - 227 sq m
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 1619 sq ft – 150 sq m

First Floor Area 824 sq ft – 77 sq m

Outbuilding Area 120 sq ft – 11 sq m



FROM THE AGENT

"The connection between the main living space and the garden is what defines this house. The rear opens so naturally onto the terrace, and with the outdoor kitchen and studio beyond, it feels set up for how people actually use a home day to day."

Gavin Amberton
Director



FLEXIBLE LIVING SPACES

The rear of the house has been reworked to create a large open-plan living environment that is clearly the focal point of the home. The sitting, dining and kitchen areas are arranged as distinct zones while still working as one connected space. Wide sliding doors run across the rear elevation, drawing in natural light and opening directly onto the sandstone terrace, which changes how the room works through the warmer months. Within the living area, a granite hearth has been introduced below a newly built chimney with provision for a future log burner if desired.

One of the strengths here is the adaptability of the layout. A separate front reception room provides a useful second sitting room, games room or quieter retreat away from the main open-plan space. A dedicated office creates a practical work-from-home setup, positioned separately from the busier living areas, while the utility room adds useful day-to-day practicality alongside the kitchen



SOCIAL KITCHEN



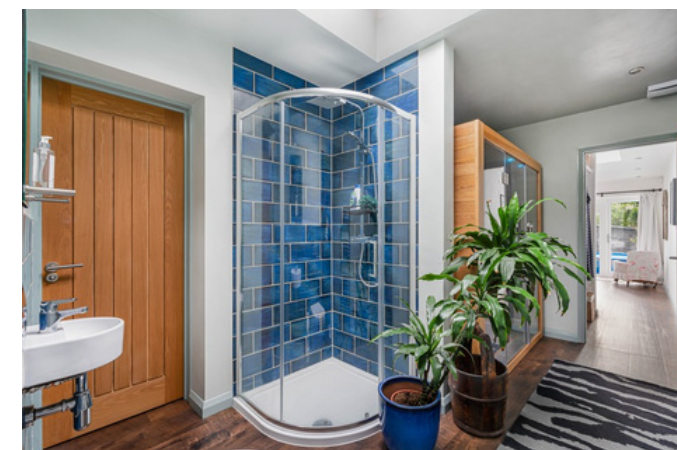
The kitchen is fitted in a contemporary dark finish with generous storage, integrated appliances and peninsula units that naturally anchor the room. It is a practical social layout, allowing cooking, dining and day-to-day family life to happen without the space feeling compromised.



GROUND FLOOR SUITE



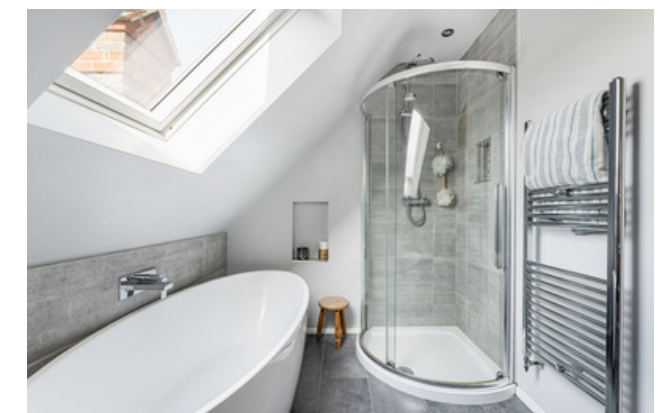
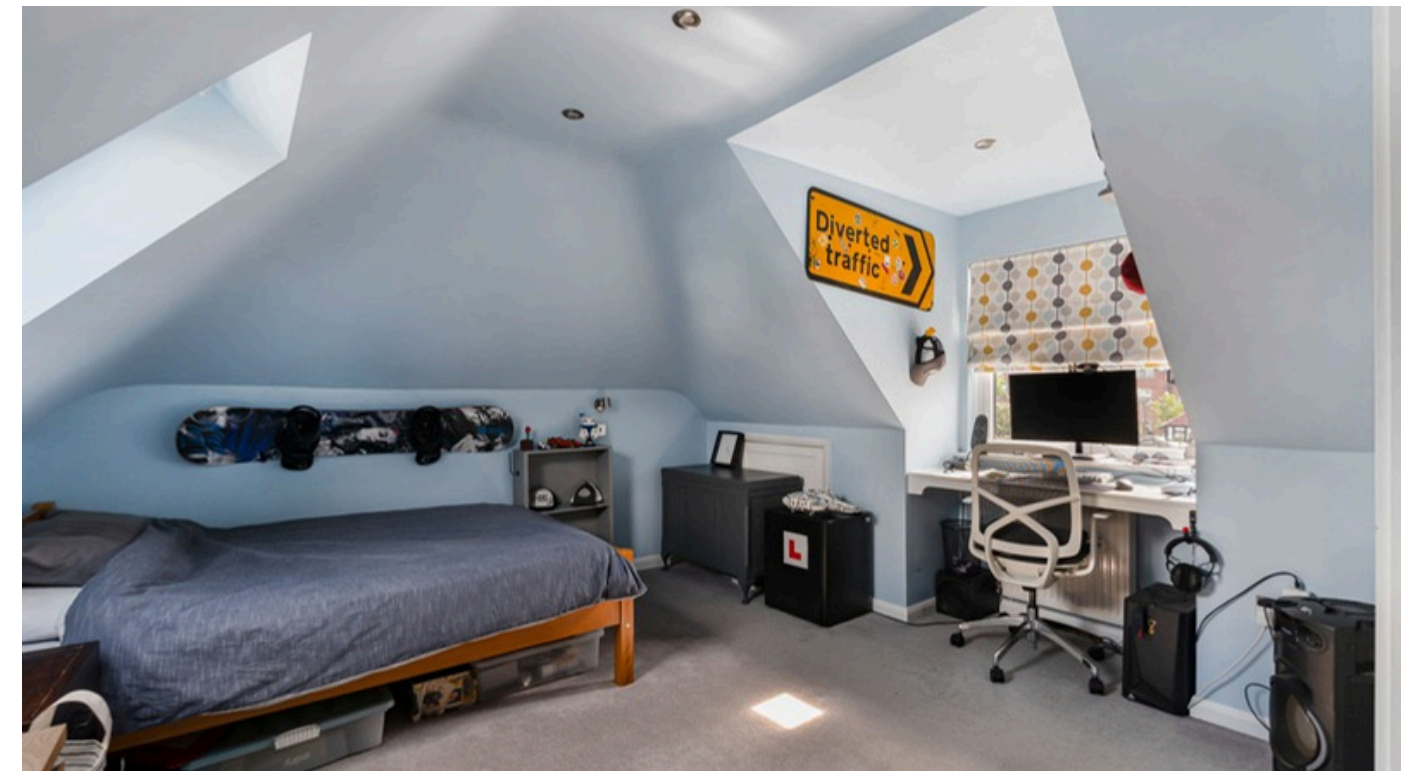
A ground floor bedroom suite sits to the side of the house with direct access to a shower room, creating flexibility for guests, dependent relatives or longer-term multi-generational living. The adjacent infrared sauna space offers further potential, with scope to reconfigure this area to incorporate kitchenette facilities if a more self-contained arrangement was required.



FIRST FLOOR

The first floor provides further well-arranged accommodation, including a principal bedroom with en suite bathroom featuring both bath and separate shower. Additional bedrooms enjoy a contemporary family shower room.

Storage has been carefully considered, with extensive eaves storage built into the upper floor, making effective use of space that might otherwise be lost in lieu of a traditional loft. There are also five custom-fitted wardrobes across the first floor, together with additional built-in storage on the ground floor.





THE GARDEN



The rear garden is a genuine feature of the house. The West-facing approaching 100ft provides a scale that is increasingly difficult to find this close to the village centre. The large Indian sandstone terrace extends naturally from the rear living space, creating a strong entertaining area. Beyond this, the garden opens into a generous lawn framed by established planting, giving privacy and a mature backdrop.

The rustic brick-built outdoor kitchen has clearly been designed with power, granite preparation surfaces and a tiled roof. To the rear, the detached brick-built studio is insulated, double glazed and powered, making it suitable for home working, hobbies, gym use or additional flexible space.

To the front, the property offers off-road parking for three vehicles, together with EV charging.





LOCAL AREA

Cranleigh itself is a highly sought-after Surrey village, sitting on the edge of the Surrey Hills Area of Outstanding Natural Beauty. The High Street is under half a mile away and is home to a wide variety of shops, pubs, restaurants and cafés, from independent retailers to well-known brands such as M&S Food Hall and Sainsbury's, along with a weekly market.

The village also benefits from a leisure centre, arts centre, library, golf courses, children's playgrounds and a huge array of clubs and societies. Families are well served by an excellent selection of nurseries and both state and private schools.

For commuters, nearby Guildford, Godalming and Horsham provide mainline train services into London, while the surrounding countryside offers endless opportunities for walking, cycling and outdoor pursuits.



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