



LOSTWYTHUN

Cranleigh, Surrey



A SUBSTANTIAL FAMILY HOME, IN THE HEART OF CRANLEIGH

Summary of accommodation

Ground Floor: Porch | Entrance hall | Sitting room | Family room | Drawing room | Study | Kitchen | Utility room | Cloakroom

First Floor: Principal bedroom | Four further bedrooms | Two bathrooms

Outbuildings: Garage | Storage | Greenhouse

In all about 0.57 acres

Distances

Local towns: Cranleigh centre 0.4 miles, Ewhurst 2.6 miles, Shere 5.9 miles

Train stations: Guildford mainline station 9.5 miles (from 32 minutes to London Waterloo)
Shalford station 7.7 miles (London Waterloo from 43 minutes), Chilworth station 8 miles (London Waterloo
from 45 minutes), Farncombe station 9.6 miles (from 34 minutes to London Waterloo)

Roads: A3 Burpham 11.5 miles, M25 (Wisley Junction 10) 15.9 miles

Airports: London Gatwick 19.6 miles, London Heathrow 30.9 miles

(All distances and times are approximate)

SITUATION

Cranleigh is a picturesque Surrey village, often regarded as the largest in England, situated just south of Guildford and within convenient reach of London. It offers an appealing balance of rural character and modern convenience, with a vibrant community centred on a traditional village green. An array of independent shops, cafés and pubs lends a welcoming yet refined atmosphere.

The area is particularly well served by an excellent selection of schools, including Cranleigh School in the village, St Catherine's School in Bramley, Duke of Kent in Ewhurst, Cranmore in West Horsley, Charterhouse in Godalming and St Teresa's in Effingham. Guildford provides further highly regarded options, including The Royal Grammar School and Prep School, Guildford High School and Tormead.

Cranleigh and its idyllic surroundings offer a varied range of leisure pursuits, suited to both relaxed and active lifestyles. The village green provides an attractive setting for leisurely walks, while Cranleigh Arts Centre hosts a diverse programme of cultural events throughout the year.

The surrounding countryside invites exploration, with scenic walks along the Wey & Arun Canal and across the heathland and woodland trails of Pitch Hill and Winterfold, both known for their far-reaching views across the Surrey Hills Area of Outstanding Natural Beauty. Water-based activities can be enjoyed at nearby Guildford Boat House on the River Wey, offering canoeing, kayaking and paddleboarding.

For those seeking more formal landscapes, the National Trust's Winkworth Arboretum offers beautifully curated gardens with year-round appeal. Golfers are equally well catered for, with Cranleigh Golf & Country Club and Bramley Golf Club both close at hand.

In all, Cranleigh presents an exceptional village lifestyle, combining natural beauty, a strong sense of community and a rich cultural offering within an attractive and well-connected Surrey setting.



LOSTWYTHUN

Lostwythun is an attractive and well-proportioned family home, offering generous and versatile accommodation arranged over two floors. The house combines a practical layout with a warm and inviting atmosphere, ideally suited to both family living and entertaining.

The ground floor is centred around a welcoming entrance hall, from which the principal reception rooms are accessed. These include a well-proportioned sitting room with a spacious drawing room, enjoying pleasant views over the gardens and an abundance of natural light. A separate family room with double doors to the rear garden, provides additional flexible living space, while a dedicated study offers an excellent space for home working.

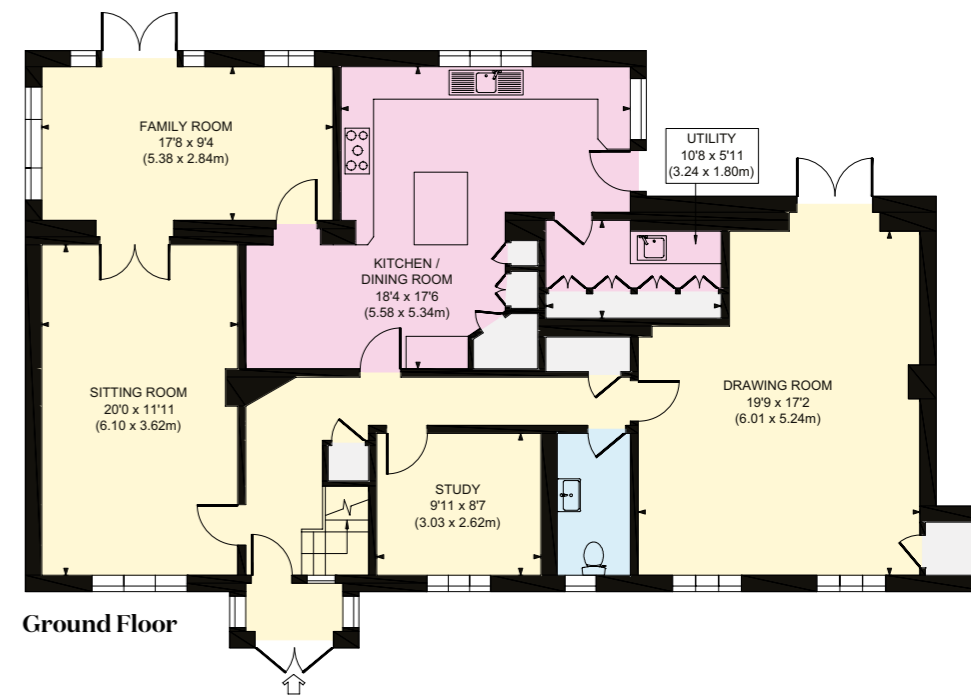
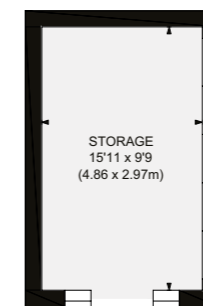
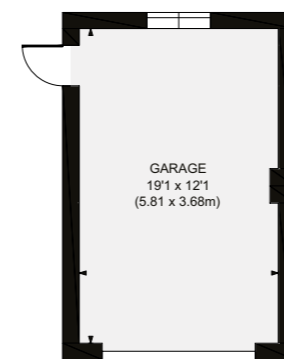
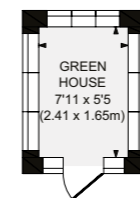
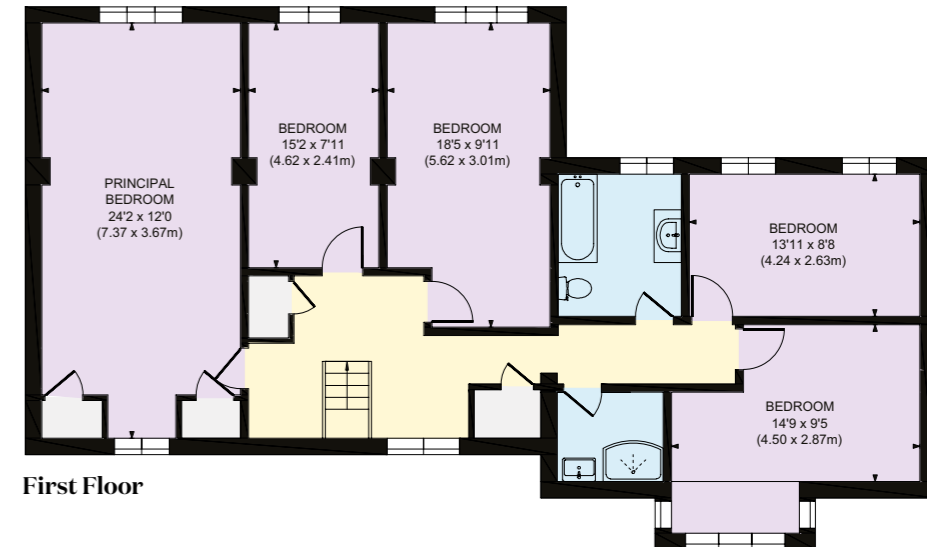
The kitchen/dining room forms the heart of the home, providing a sociable and functional space with ample room for informal dining and everyday family life. A utility room and cloakroom add further practicality.

Upstairs, the principal bedroom is particularly well sized, complemented by four further bedrooms which are served by two bathrooms. The arrangement provides excellent flexibility for growing families or those requiring guest accommodation.





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
 Main House 2,717 sq. ft / 252.43 sq. m
 Garage 230 sq. ft / 21.38 sq. m
 Outbuilding 198 sq. ft / 18.41 sq. m
 Total 3,145 sq. ft / 292.22 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



GARDEN AND GROUNDS

Lostwythun sits in a generous plot of over half an acre. The property is approached via a five-bar gate, leading to a large gravel driveway and a single garage.

The gardens and grounds are a real feature of the property, with many beautiful and mature oak trees throughout, creating a wonderful sense of privacy.

The rear garden is mostly laid to lawn, level, and benefits from a wraparound terrace extending across the rear of the house. To the far end of the garden lies an area of mature woodland.

PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity, drainage and gas-central heating.

Local Authority: Waverley Borough Council: 01483 523333

Energy Performance Certificate: Rating C

Council Tax Band: G

Tenure: Freehold

Directions

Postcode: GU6 7HU

What3words: ///heaven.kicks.freedom

Viewings: Viewing is strictly by appointment through Knight Frank.

I would be delighted
to tell you more.

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