



Sycamores, Loxwood Road, Cranleigh, Surrey, GU6 8HG



# Sycamores

LOXWOOD ROAD, CRANLEIGH, SURREY, GU6 8HG

## Interior Design & Finish

- Professionally curated interior scheme with a colour consultancy by Farrow & Ball Brand Ambassador, Patrick O'Donnell, with Farrow & Ball paints and finishes used throughout.
- High-quality refurbishment including new flooring, fittings, appliances, electrics, and plumbing across the property.
- Elegant herringbone flooring and premium AMTICO flooring in the bathroom and ensuite.
- New internal doors, skirting boards, cornicing, and architraves installed, with original features carefully restored where appropriate.

## Bespoke Features & Craftsmanship

- Extensive bespoke carpentry including wall panelling (bedroom, hallway, bathroom), custom-fitted wardrobes (dressing room), and radiator covers (main bedroom, lounge/dining room, hallway).
- Dedicated walk-in dressing room and jack-and-jill ensuite to the principal bedroom.
- Unique statement finishes including a bespoke antique brass kitchen sink and copper bathtub.
- High-end Burlington taps and fittings in bathrooms, complemented by Zellige tiles behind bath fittings.

## Kitchen & Living Space

- Fully integrated kitchen with fridge, freezer, dishwasher, microwave, warming drawer, and discreet bin storage.
- Characterful open fireplace creating a warm and inviting living space.

## Bathrooms & Utilities

- Complete renovation of bathrooms and WCs with premium fittings and finishes throughout.
- External Combi boiler (GRANT brand) installed in late November 2024.
- New fuse box (installed 2023) alongside upgraded electrics, including additional lighting points, sockets, and switches throughout the home.

## Loft & Future Potential

- Fully boarded loft offering excellent storage.
- Significant potential to convert loft space into additional bedrooms with ensuite/shower room (subject to planning).

### CG GUILDFORD

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**Local Authority:** Waverley Council/Tax Band E

**Services:** All mains services with exception of oil for heating.











## SITUATION

### Location & Connectivity

- Approximately 23 minutes to Guildford train station.
- Conveniently located near Cranleigh village with a range of shops and supermarkets, with easy access to local amenities including doctor's surgeries and village hospital, vets, schools, nurseries, garden centre, village cafe/restaurants, pubs, village convenience store, playgrounds, leisure centre, outdoor gym, tennis club, and rugby/football fields.




## DIRECTIONS

Driving from Guildford (GU1 area) to Alfold (GU6) – approx 11 miles, 20–25 mins, no motorways

1. Start from Guildford town centre / Drummond Road – head out onto Onslow Street / A322, follow signs for A322 / Horsham / Cranleigh.
2. Stay on the A322 straight through the traffic lights and past the railway station; keep going straight as you leave the town behind, heading south.
3. Follow the A322 all the way through Littlefield Common and past Ripley – stay on this main road for about 6 miles.
4. When you reach the large roundabout at Cranleigh, take the 2nd exit to stay on the A322, signed still for Horsham.
5. Drive through Cranleigh village centre, keep straight on the A322 for another 3 miles, heading south.
6. You will pass the turn for Slinfold, then shortly after look for a sharp left turn signed Alfold / Dunsfold (still A322).
7. Follow this road for just over 1 mile – you'll enter Alfold village.

**With depth and grandeur, a thoughtfully remodelled detached two-bedroom two-bathroom bungalow with rear garden in excess of 100ft, off street parking and a detached garage.**

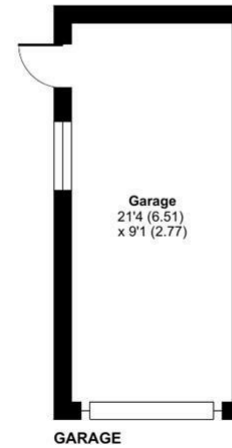
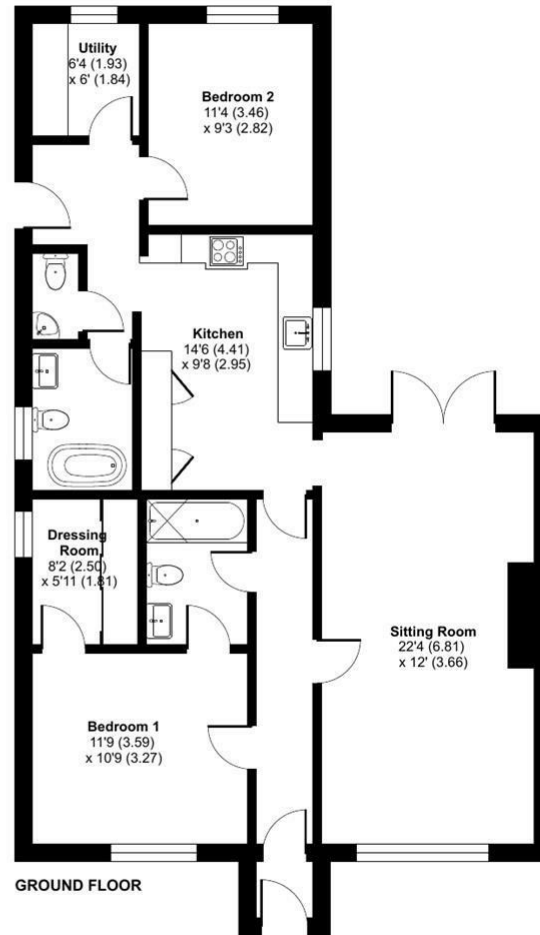
**From the panelled walls and deco design cues this bold atmospheric home has an open feature fire and Victorian style sanitary wear including a useful utility room.**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>70</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>49</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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Approximate Area = 1033 sq ft / 95.9 sq m  
Garage = 194 sq ft / 18 sq m  
Total = 1227 sq ft / 113.9 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2026. Produced for Clarke Gammon. REF: 1448168

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

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