

THE CAUSEY

Cranleigh



**Knight
Frank**



**Chantries
& Pewleys**

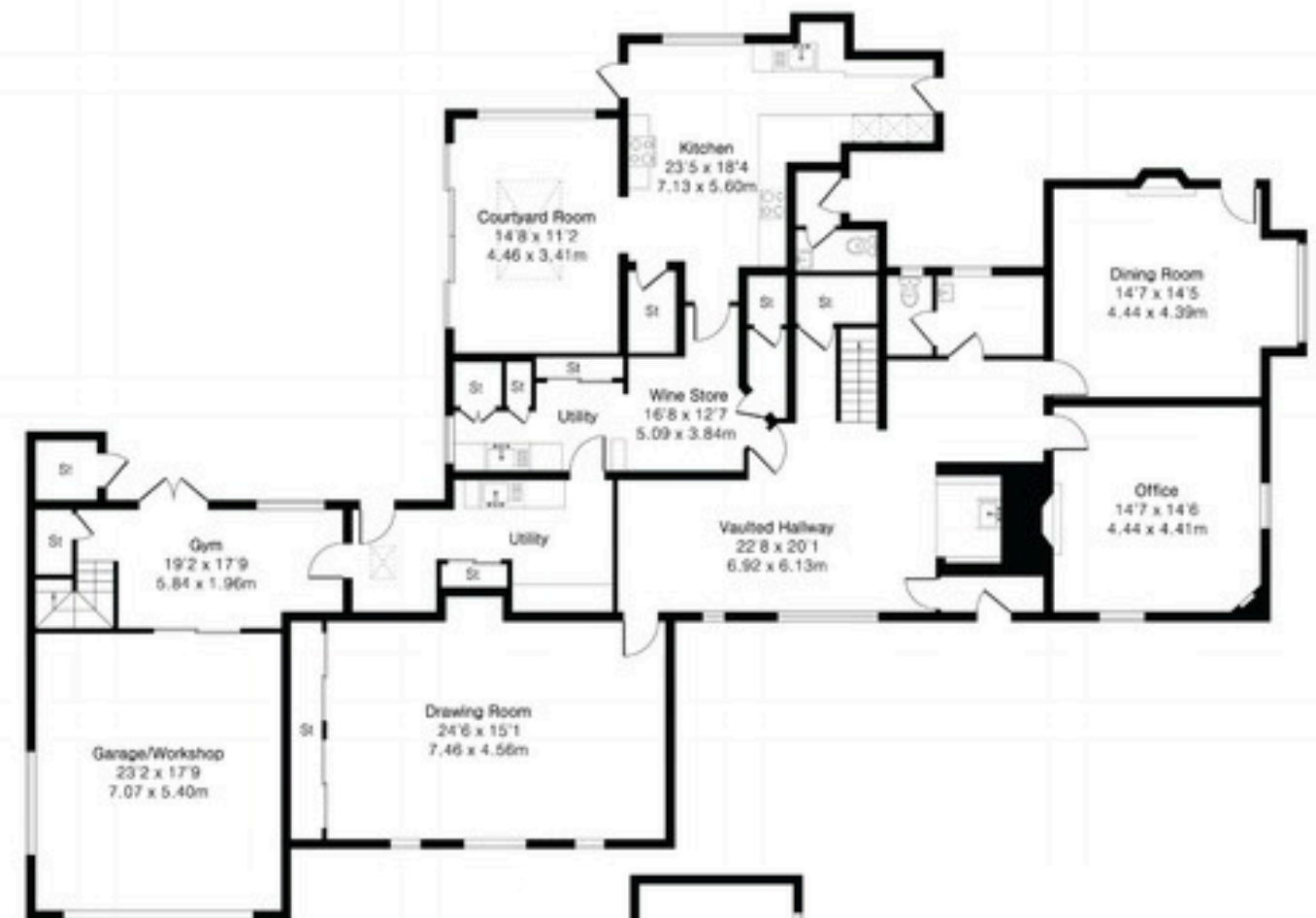
ESTATE AGENTS



Approximate Gross Internal Area 5365 sq ft - 499 sq m

Ground Floor Area 2988 sq ft – 278 sq m

First Floor Area 2377 sq ft – 221 sq m



Ground Floor



First Floor

AT A GLANCE

Grade II listed village home

4 Bedrooms

4 Reception Rooms

3 Bathrooms

Bespoke Aspect kitchen with granite worktops

Utility

Wine Store

Gym

Large studio/office above the garage

Landscaped gardens with courtyard

Tenure: Freehold. Council Tax Band: H EPC: F



FROM THE AGENT

The standout feature for me is the galleried double-height reception hall. It creates an immediate impression from the moment you step inside and gives the house a sense of scale that is increasingly hard to find. More than that, it anchors everything around it, connecting the principal rooms in a way that feels both practical and impressive.

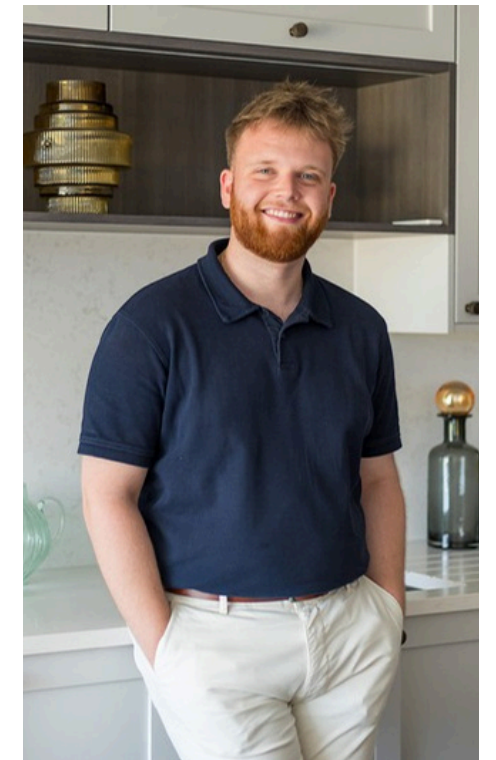
I particularly like how the house balances its history with modern living. Grade II listed homes can sometimes ask for compromise, but this has been thoughtfully renovated to retain its period character while supporting everyday life with far greater ease. The kitchen, reception spaces and study all work independently, but remain connected through the centre of the house.

Homes of The Causey's calibre are rarely available. The combination of architectural character, privacy, gardens and central village access creates something genuinely unusual, and one that needs to be experienced in person to be fully appreciated.

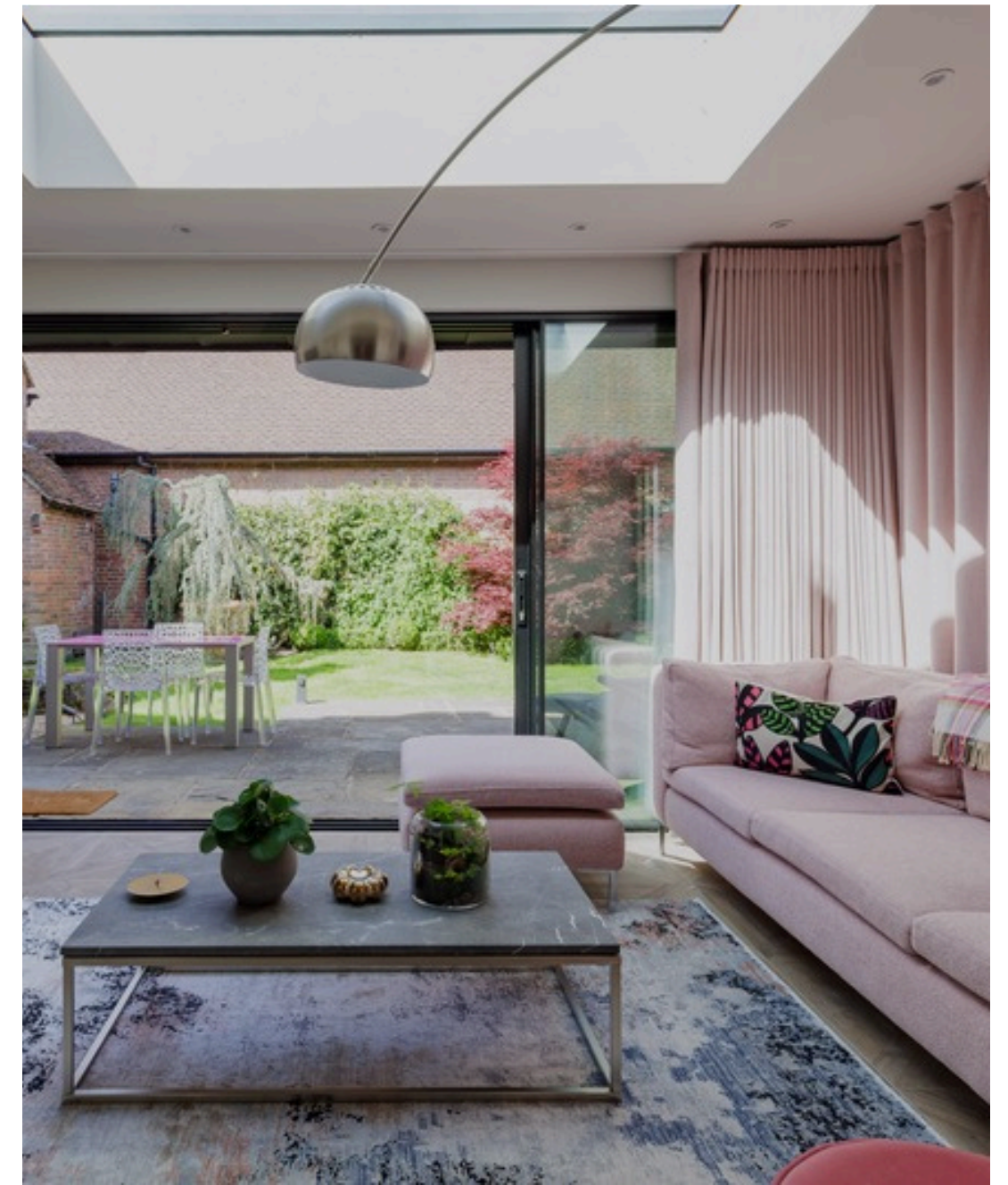
Warmly,

Iwan

Iwan Hall
Associate



WELCOME HOME



Positioned quietly within the centre of Cranleigh, the house sits back from the lane behind structured planting and a defined entrance. The setting is notably private for such a central location, with a sense of separation that is not always found in the village core.

From the gate, there is immediate access to Cranleigh's independent shops, cafés and everyday amenities, including Sainsbury's, Co-Op and M&S Simply Food. The village has an active feel, with a weekly market and regular events at the Arts Centre.

Schooling is a key part of the area's appeal. Cranleigh School, Penntorpe and St Catherine's are all nearby, with Guildford's schools, including Charterhouse and the Royal Grammar School, within easy reach. Guildford itself provides a wider range of retail, dining and rail connections.

Beyond the village, the Surrey Hills offer direct access to open countryside, with walking and cycling and riding routes close by, adding a different pace to day-to-day life.



TIMELESS ELEGANCE

Arrival at The Causey immediately gives a sense of the house's history and significance. The entrance has presence with an exceptional galleried reception hall that sets the tone for everything beyond.

Rising through two storeys, the vaulted ceiling draws the eye upwards, while the gallery above creates both scale and architectural drama. The staircase sits as a defining feature within the space, rising gracefully to the first floor beneath exposed timbers and period detailing that speak quietly to the building's heritage. A wood burning stove provides a natural focal point, adding warmth and atmosphere to a space that feels equally suited to welcoming guests or acting as the centre point of everyday life.

Thoughtful renovation has ensured modern practicality sits comfortably alongside the building's history. Bespoke storage has been sensitively integrated, including a dedicated wine cupboard, while original character remains firmly at the forefront.

The result is a first impression that feels authentic and enduring — a reminder that homes of this age and calibre are increasingly difficult to find.



CHARACTER FEATURES

Arranged around the central hall, the principal reception rooms connect naturally while retaining their own character.

The drawing room is particularly impressive, with exposed beams overhead, wooden flooring underfoot and a wood burning fireplace creating a strong focal point. Its generous proportions allow the space to feel open yet comfortable, while garden views bring a constant connection to the outside.

The formal dining room sits opposite, well positioned for entertaining and linked naturally to both the kitchen and reception hall.

What works particularly well is the consistency throughout. Original features remain at the forefront, from exposed timbers to architectural detailing, while the flow between rooms gives the house a calm and established feel that suits both everyday living and larger gatherings.





MODERN KITCHEN

The kitchen provides one of the clearest examples of how thoughtfully The Causey has been renovated. Contemporary design sits comfortably within the character of the original building, allowing modern functionality to enhance the house rather than compete with it.

Designed and fitted by Aspect Kitchens, the space centres around bespoke cabinetry, granite worktops and carefully integrated appliances, delivering the practicality expected of a modern home while remaining entirely sympathetic to its surroundings. Traditional architectural detailing and garden-facing views ensure the building's heritage remains ever present.

Positioned to connect naturally with both the courtyard and wider living spaces, the kitchen works effortlessly day to day while also supporting larger gatherings and entertaining. Light moves through the room throughout the day, drawing attention to original features and creating a subtle contrast between old and new.

It is this balance that works so well — contemporary craftsmanship sitting alongside centuries of history, creating a space that feels entirely suited to modern life while remaining true to the character of the house.





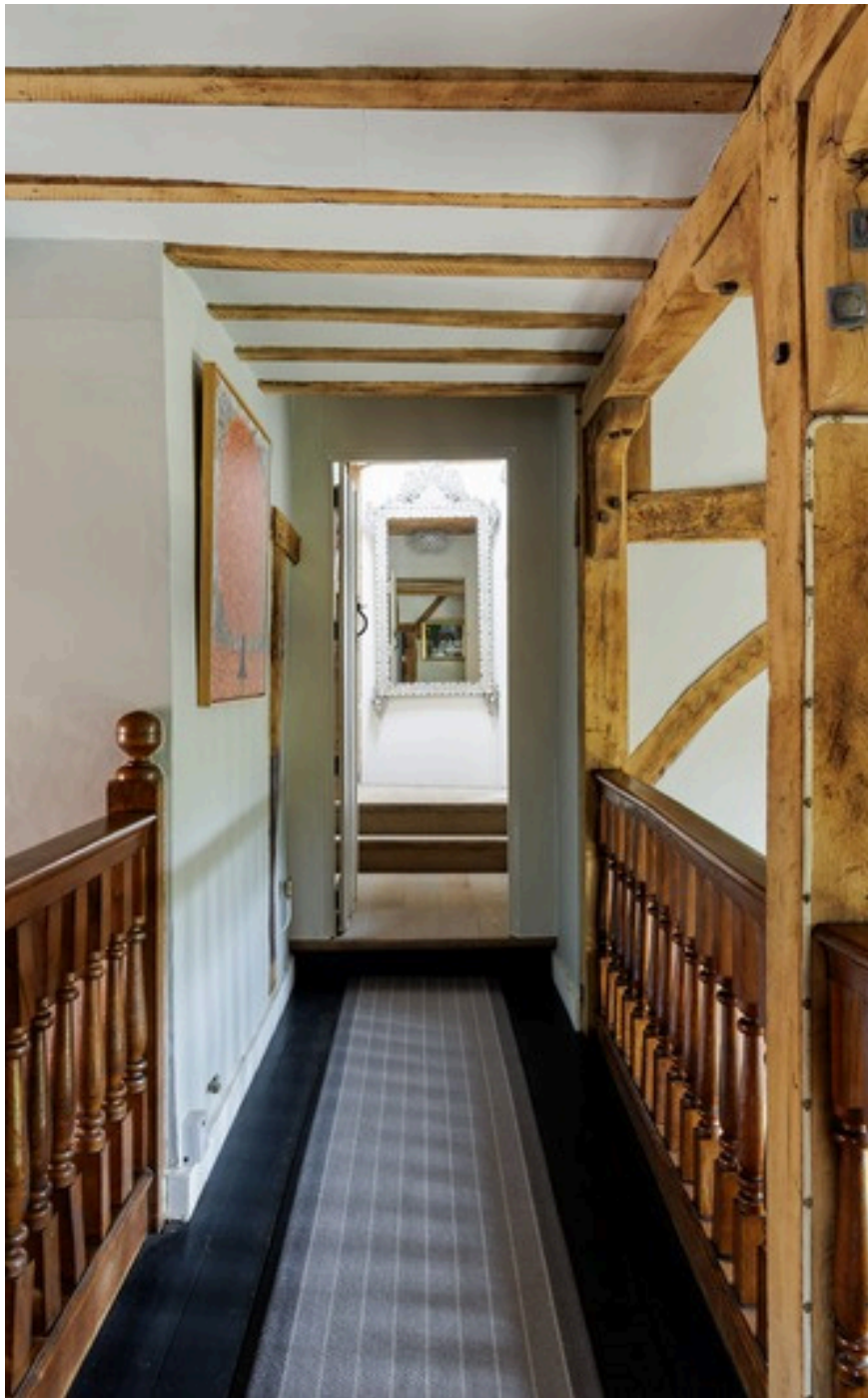
Connected directly to the kitchen, the courtyard room creates an important link between inside and out. A large roof lantern draws natural light down into the space throughout the day, while doors opening directly onto the garden strengthen the relationship with the outside. Positioned between the kitchen and courtyard, it works naturally as an informal sitting area, morning room or quieter retreat away from the main reception spaces.

Elsewhere, the additional ground floor rooms continue the same architectural language seen throughout the house. Exposed timbers, pannelled walls, original detailing and carefully retained character features create consistency from one space to the next, reinforcing the history of the building without becoming repetitive.

Their positioning also gives flexibility to how the house is lived in. While visually connected to the centre of the home, they provide quieter spaces to step away from day-to-day activity, creating separation when needed while remaining part of the wider flow of the house.



LUXURY LIVING



FIRST FLOOR

The bedroom arrangement reflects the same careful balance between character and practicality seen throughout the rest of the house.

The principal suite occupies a more private position within the house and is particularly well considered. Alongside the bedroom itself, a fully fitted dressing room creates clear separation between sleeping and storage space, while the en suite bathroom has been finished to complement the period character of the property with a more contemporary level of comfort.

The remaining bedrooms are generous in scale with two benefiting from en suite facilities.

The family bathrooms have been sympathetically renovated, combining traditional styling with modern fittings and carefully chosen materials.

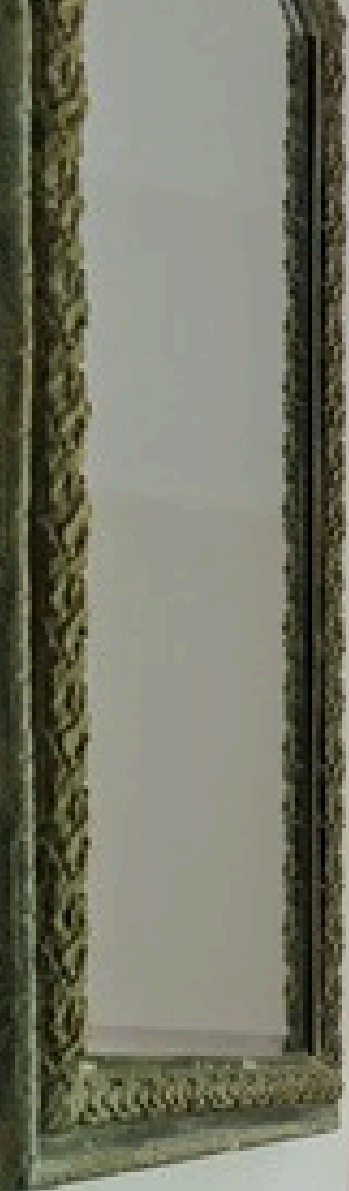
Original architectural features remain at the forefront, while the bathrooms and dressing spaces introduce a quieter contemporary contrast, allowing the accommodation to feel refined, practical and entirely in keeping with the calibre of the property.











GARDEN & GROUNDS

The gardens are an integral part of The Causey and have been carefully arranged to create a series of distinct spaces, each with its own character and purpose. Believed to have been influenced by Gertrude Jekyll, they bring structure, maturity and seasonality to the setting, sitting naturally alongside the history of the house.

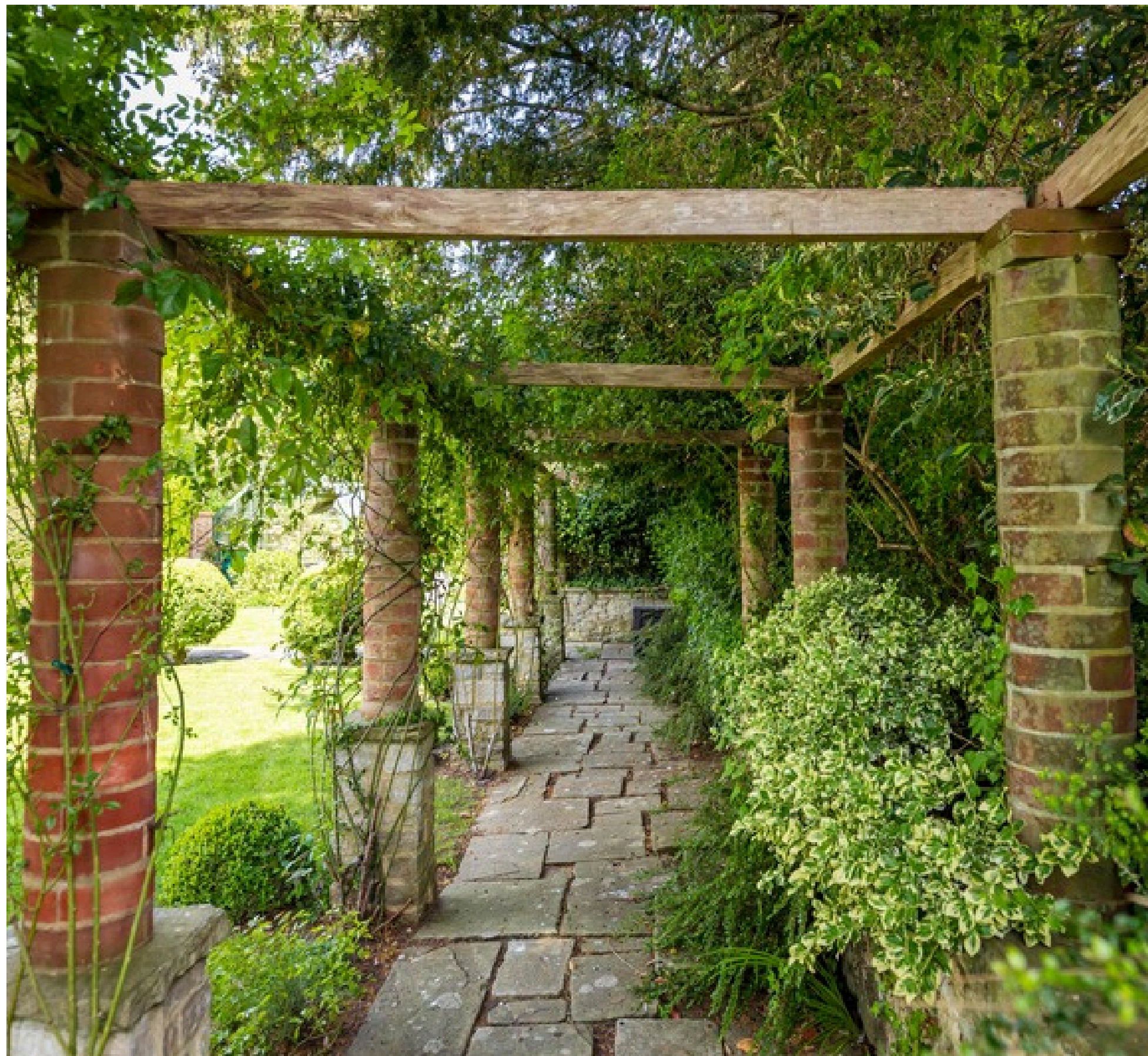
To the front, a York stone terrace is framed by a formal box parterre, lavender and established planting, creating a fitting approach to the property. Beyond, the gardens unfold more informally, with rose beds, a lily pond and secluded seating areas positioned to capture different aspects throughout the day.

A productive garden sits discreetly beyond the ornamental planting, with vegetable beds, fruit trees, a powered greenhouse and substantial potting shed adding another layer to the outside space. The result is a garden that is not only visually impressive, but genuinely usable.

The private walled courtyard forms a natural extension of the house itself. Stone and brick paving sit amongst climbing roses, clematis and mature planting, with an old well and log store adding further character. Connected directly to the kitchen and courtyard room, it creates a sheltered setting that feels enclosed, established and entirely in keeping with the age and calibre of the property.









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