




# PEDLARS BROOK

Smithwood Common, Cranleigh, Surrey





**SURROUNDED BY BEAUTIFUL  
COUNTRYSIDE, A SUBSTANTIAL FAMILY  
HOME, NESTLED IN A TRANQUIL,  
PRIVATE SETTING.**

**Summary of accommodation**

**Ground Floor:** Entrance hall | Sitting room | Kitchen/dining room | Living area | Music room | Family room | Study  
Boot room with WC | Utility room | Separate WC

**First Floor:** Principal bedroom with dressing room and en suite | Two further double bedrooms both with en suites | Laundry room

**Second Floor:** Three double bedrooms | Bathroom | Shower room

**Outbuildings:** Oak-framed garage port with gardener's loo and utility area | Studio games room with kitchenette and bathroom

**Garden and Grounds**

**In all about 0.9 acres**

**Distances:** Cranleigh 2.8 miles, Guildford 8 miles, Central London 40 miles

Guildford station 7.4 miles (from 37 minutes to London Waterloo), A3 (northbound) 8.6 miles, A3 (southbound) 8.4 miles

M25 (Junction 10) 16.4 miles, Heathrow Airport 33 miles, Gatwick Airport 25.9 miles

(All distances and times are approximate)

## SITUATION

Pedlars Brook occupies the most delightful position on the edge of Cranleigh, which provides shopping and facilities for day to day needs. The nearby county town of Guildford, approximately 8 miles to the north, provides a more comprehensive range of shopping and recreational facilities. Communications in the area are excellent with the A281 providing access to Guildford, the A3 and in turn the M25 and national motorway network and the international airports of Gatwick and Heathrow. The A281 also links up with Horsham. The house is located on the edge of The Surrey Hills Area of Outstanding Natural Beauty and Great Landscape Value and as a result benefits from superb countryside with access to many miles of footpaths and bridleways.

**Schools:** Cranleigh School, Glebelands, Royal Grammar School and Royal Grammar Preparatory School, Tormead, Guildford High School, St Catherine's Bramley, Charterhouse and Aldro.





# PEDLARS BROOK

Pedlars Brook is a substantial and beautifully appointed family home, originally formed from three pedlars' cottages and later converted into one residence. The property enjoys many charming period features, including the original stone façade, an inglenook fireplace in the sitting room, and a vaulted entrance hall with galleried landing, original staircase, and banisters, to name just a few.

The current owners have carried out extensive improvements, most notably a large single-storey extension creating a spacious open-plan kitchen, breakfast, and living area. Leading off this space are a utility room, family room, and study. The living area features a glass atrium with doors opening onto the garden, flooding the space with natural light. In addition to the extension, there is a triple-aspect sitting room with exposed beams and an inglenook fireplace, a separate dining room, a boot room with built in furniture, and two cloakrooms.







The principal bedroom is generously proportioned and enjoys a lovely outlook over the garden. It includes a dressing room and an en suite bathroom with twin basins, a large bath, and a wet room style shower. On this floor there are two further double bedrooms, both with en suite facilities, as well as a small laundry room.

The loft has also been converted by the current owners, creating three additional bedrooms, all of which are well proportioned, along with a shower room and a separate bathroom.









Garage First Floor



## GARDEN AND GROUNDS

Pedlars Brook is set well back from Alderbrook Road, discreetly positioned down a long private driveway that runs alongside a small brook. The property sits in just under one acre of grounds, surrounded by woodland and open countryside and enjoying a wonderfully peaceful setting.

The large driveway provides ample parking, and there is an oak framed carport with a utility area and gardener's WC on the ground floor. Above the carport is a self contained studio apartment, complete with a kitchenette, a bathroom and electric heating.

The gardens are predominantly laid to lawn and are immaculately maintained, featuring a variety of mature trees, hedging, and well established flower beds, all contributing to the property's private and tranquil setting.













Approximate Gross Internal Area  
 4773 sq ft / 443.4 sq m  
 Outbuildings: 803 sq ft / 74.6 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.



# PROPERTY INFORMATION

**Services:** We are advised by our clients that the property has mains water, electricity, gas and private drainage. There is also fibre Wi-Fi.

**Local Authority:** Waverley Borough Council: 01483 523333

**Council Tax:** Band H

**Tenure:** Freehold

**Energy Performance Certificate:** Band D

**Directions**

**Postcode:** GU6 8QX

**What3words:** ///deep.intrigues.cringe

**Viewings:** Viewing is strictly by appointment through Knight Frank.

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