



FAIRWAYS

Cranleigh, Surrey



A DELIGHTFUL FAMILY HOME IN A QUIET, YET CONVENIENT POSITION

Summary of accommodation

Ground Floor: Entrance hall | Sitting room | Study | Drawing room | Conservatory/breakfast room | Kitchen

First Floor: Principal bedroom suite | Guest bedroom with en suite | Two further bedrooms | Family bathroom

Garden and Grounds: Double garage | Mature gardens

Distances: Cranleigh centre 1.9 miles, Guildford 6.5 miles, Central London 38.5 miles

Trains: Guildford 8.5 miles (London Waterloo from 35 mins), Godalming 7.9 miles (London Waterloo from 46 mins)

Roads: A3 Guildford 7.9 miles, M25 (Wisley Junction 10) 15 miles

Airports: London Heathrow 28.9 miles, London Gatwick 21.5 miles

(All distances and times are approximate)



SITUATION

Cranleigh lies just to the south of the Surrey Hills and is an incredibly popular village, famous for being the largest in the country. Cranleigh benefits from local amenities catering for day to day needs including shops, supermarkets, post office, churches, hotels, restaurants, garages, public houses and the area is well served with an excellent array of schools. The surrounding countryside and villages are ideal for walking, cycling and riding.

Schools

Cranleigh School
St Catherine's, Bramley
Duke of Kent, Ewhurst
Belmont, Holmbury St Mary
Cranmore, West Horsley
Charterhouse, Godalming

St Teresa's, Effingham
Royal Grammar School, Guildford
Guildford High School
George Abbot, Guildford
Lanesborough, Guildford
Tormead, Guildford

Amenities

Racing: Goodwood

Polo: Cowdray Park, Hurtwood

Golf: Wildwood Golf and Country Club, Bramley, Cranleigh Golf and Leisure, Gatton Manor, Betchworth Park, Clandon Regis

Sailing: Chichester Harbour

FAIRWAYS

Fairways is a fantastic modern family home occupying a superb position on the outskirts of Cranleigh village. The accommodation comprises a spacious entrance hall, approached via a porch as well as a charming sitting room and substantial and light drawing room. In addition, there is a lovely study and to the opposite side of the hall is a delightful kitchen opening through to a breakfast room and conservatory. This also benefits from having a utility room with a door to the rear garden and adjacent to this is the double garage.

On the first floor there are four bedrooms including the principal bedroom suite with a dressing room and en suite shower room, a family bathroom and a second en suite shower room.



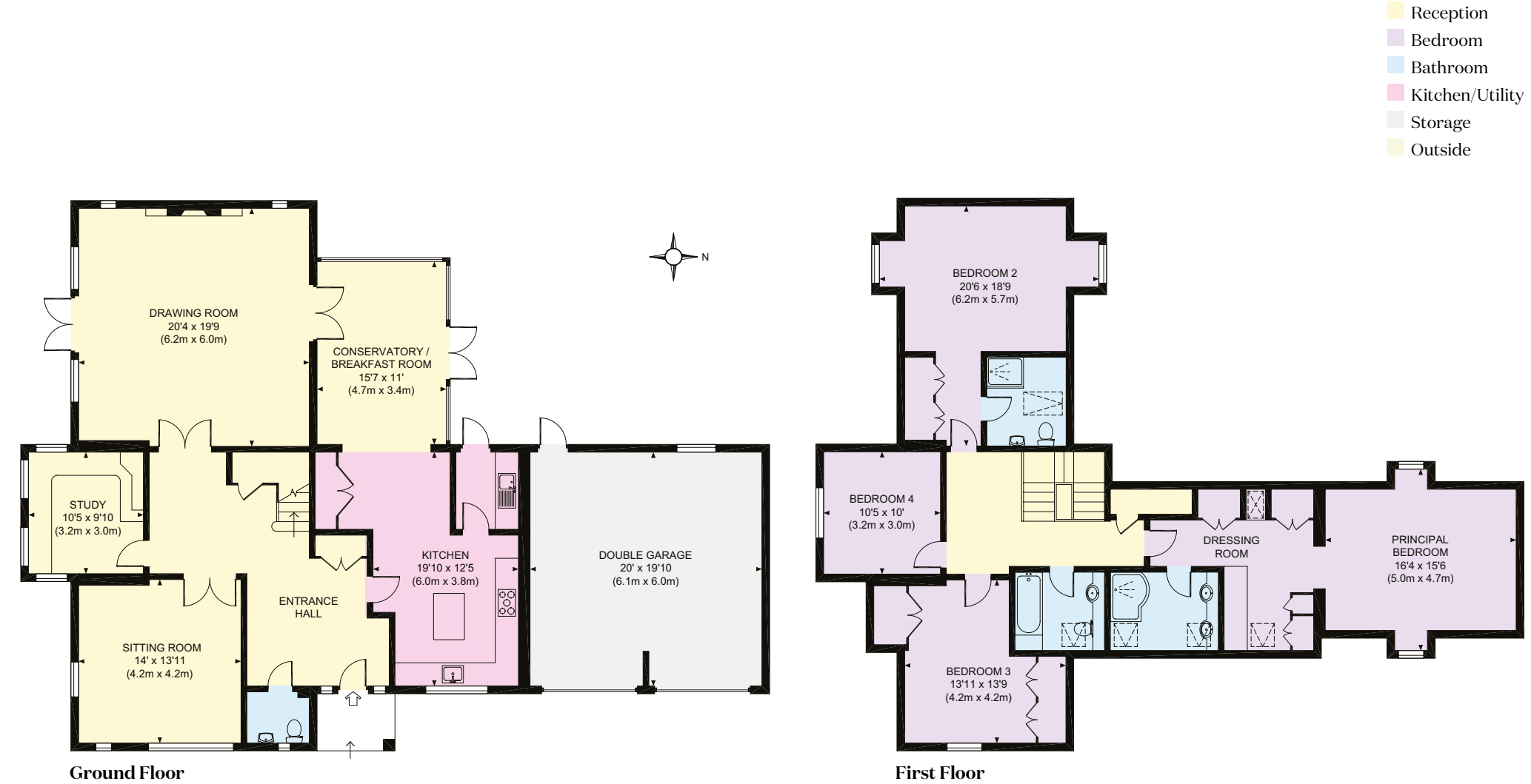




OUTSIDE

The mature gardens envelop the property on all sides and to the front of the house is a large parking and turning area. The gardens include two charming terrace areas on two different sides of the house.





Approximate Gross Internal Area
3139 sq ft / 291.6 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, gas, electricity and drainage.

EPC: C

Local Authority: Waverley Borough Council: 01483 523333

Council Tax: Band G

Tenure: Freehold

Viewing: Viewing is strictly by appointment through Knight Frank.

Directions (GU6 8QZ): From Guildford head south on the A281, at the Shalford roundabout turn right onto Kings Road, which becomes Christmas Hill, being the B2128. Head south into Wonersh, proceed through to Shamley Green and keep going until you get to the roundabout. At the roundabout take the first exit left signposted to Cranleigh being the B2128. After about 0.2 miles turn right enter a private lane and Fairways will be found at the end of the lane.

Morten Boardman
01483 617930
morten.boardman@knightfrank.com

Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford GU1 3DE

knightfrank.co.uk



Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2026. Photographs and videos dated June 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



