



# EAST WHITEOAKS

Cranleigh, Surrey



# PERFECTLY LOCATED ON CRANLEIGH COMMON, A CHARMING AND WELL-MAINTAINED FIVE BEDROOM HOME

## Summary of accommodation

**Ground Floor:** Porch | Drawing room | Family room | Dining room | Kitchen/breakfast room | Orangery | Cloakroom

**First Floor:** Principal bedroom suite with bathroom and dressing room | Two further bedrooms | Family bathroom | Utility room

**Second Floor:** Two bedrooms | Bathroom with shower

**Garden and grounds:** Car barn with garden store | Shed | Green house

**Distances:** Guildford mainline station 8.3 miles (London Waterloo from 35 mins)

Farncombe station 8.8 miles (London Waterloo from 43 mins), Milford station 7.95 miles (London Waterloo from 50 mins)

Shalford station 6.3 miles (London Waterloo from 44 mins), A3 Compton 10.4 miles, M25 (Junction 10) 15.5 miles

Central London 38 miles, Heathrow Airport 27.7 miles, Gatwick Airport 20 miles

(All distances and times are approximate)



## SITUATION

The property occupies a superb position on one side of Cranleigh Common, being the heart of the village. Cranleigh has much to offer with a wide range of traditional independent shops, supermarkets and a variety of boutiques and stores, restaurants, and public houses. Local recreational amenities include the leisure centre and swimming pool, Cranleigh cricket and rugby clubs and Cranleigh Arts Centre. Communications are excellent with a main line station in Guildford to the northwest connecting with London Waterloo.

Access to the motorway networks is obtained via the A281 and A3 giving access to London Heathrow and Gatwick. Local shopping and recreation can be found at Cranleigh Village centre circa 300 metres, Shamley Green 3 miles, Godalming 8.8 miles, Guildford 8.75 miles, Central London 47.4 miles. Schools in the area include Cranleigh School, Cranleigh Prep School and Glebelands School in Cranleigh, St Catherine's in Bramley, Duke of Kent in Ewhurst, Cranmore in West Horsley, Royal Grammar and Guildford High School in Guildford, Charterhouse, Prior's Field and Godalming College in Godalming.



## EAST WHITEOAKS

East Whiteoaks is an elegant and beautifully arranged family home offering generous and versatile accommodation across three floors. The property combines classic proportions with a thoughtful layout, creating an inviting and practical living environment ideally suited to both family life and entertaining.

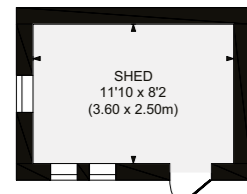
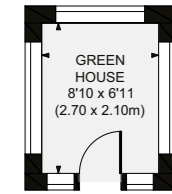
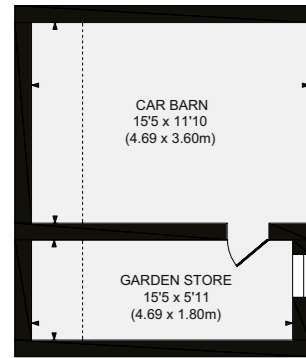
At the heart of the house is a wonderful kitchen/breakfast room, well-proportioned and designed for everyday living, with space for informal dining and direct access to the adjoining orangery. The orangery provides a light-filled link between the house and garden, offering a relaxing space with views across the garden.

The principal reception rooms comprise a drawing room, dining room and family room, each with their own character. The drawing room is particularly impressive, offering a generous space for formal entertaining, while the family room provides a more relaxed setting. The dining room connects comfortably with the kitchen, creating an easy flow for day-to-day use.

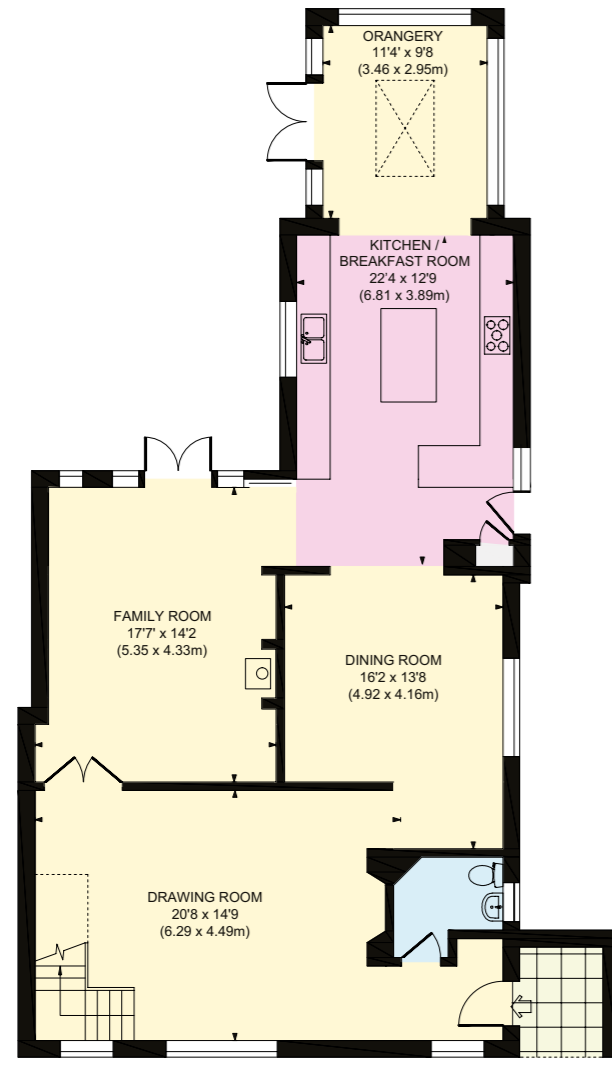
On the first floor, the principal bedroom suite is complete with a dressing room and en suite bathroom. Two further bedrooms and a family bathroom complete this level, along with a useful utility room.

The second floor provides additional flexibility with two further bedrooms and a bathroom, ideal for guests or children.

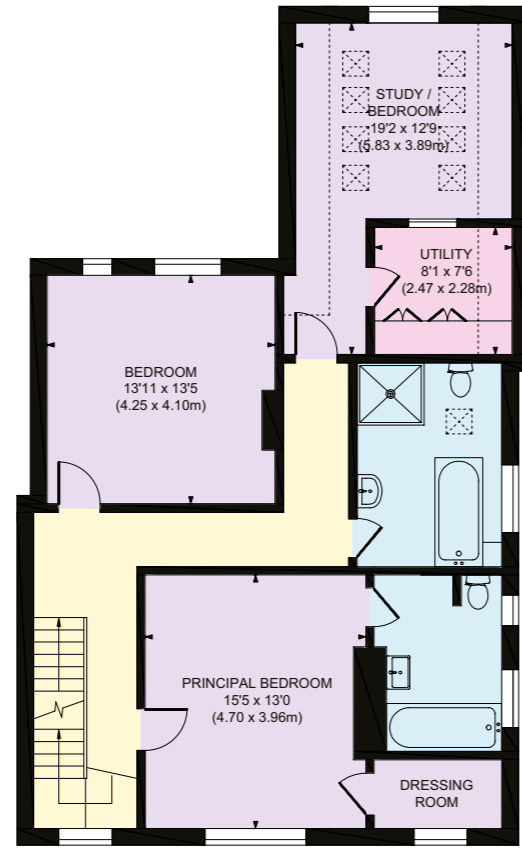




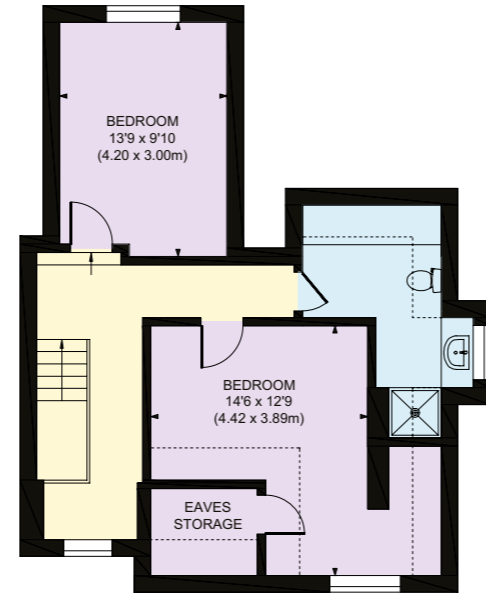
Outbuildings



Ground Floor



First Floor



Second Floor

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

Approximate Gross Internal Area  
Main House 2,876 sq. ft / 267.21 sq. m  
Outbuildings 446 sq. ft / 41.40 sq. m  
Total 3,322 sq. ft / 308.61 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

As you approach East Whiteoaks, there is a carport on the right-hand side, with additional parking between this and the house.

The gardens are a real standout feature, with a terrace to the rear of the house, accessed from the orangery and the sitting room via double doors. The terrace leads onto a well-kept garden, which is mostly laid to lawn and bordered by beautiful shrubs, flowers, and specimen trees.

To the rear of the garden, a path leads through a beautiful wisteria and akebia covered pergola, providing access to the garden shed and greenhouse.

Although you are in the heart of Cranleigh, this garden is a beautiful and tranquil space.





## PROPERTY INFORMATION

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

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

**Energy Performance Certificate:** Rating D

**Council Tax Band:** G

**Tenure:** Freehold

**Directions**

**Postcode:** GU6 8SN

**What3Words:** ///precluded.regulator.bind

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

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