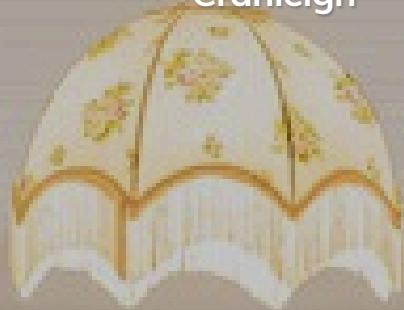


REDHURST

Cranleigh



**Chaniess
& Pewleys**

ESTATE AGENTS



AT A GLANCE

Central section of an imposing Victorian manor house

Long shared rural driveway approach

Wide entrance hall with original staircase and parquet flooring

Two main reception rooms arranged off the central hall

High ceilings, cornicing and deep skirtings throughout

Chimney breasts with access to open flues

Principal bedroom with dressing room and en suite

Established rear garden of approximately 0.8 acres

Open countryside outlook enjoyed across the rear garden

Double garage within a separate garage block

Tenure: Freehold. Council Tax Band: G. EPC: C

**Approximate Gross Internal Area 2368 sq ft - 220 sq m
(Excluding Garage)**

Ground Floor Area 1285 sq ft - 119 sq m

First Floor Area 1083 sq ft - 101 sq m

Garage Area 277 sq ft - 26 sq m



FROM THE AGENT

"What really stayed with me about Redhurst is the sense of separation you feel as you arrive. The long driveway gently pulls you away from the road, and because the house sits as the central section of the original manor, it feels quietly settled rather than imposing. From the front it's relatively discreet, but as you move through the house, the focus naturally shifts to the rear and the outlook beyond.

The scale of the entrance hall sets the tone immediately, giving the house a real sense of presence. From here, the main reception rooms unfold in a way that feels both balanced and purposeful, with generous proportions, high ceilings and large rear windows drawing in light and views across the garden and countryside beyond. Outside, the garden reinforces that feeling of space and privacy – the more formal area close to the house working well day to day, with a second, more open section beyond that adds scale and separation. Together, they give the house a calm, established feel that sits very naturally within its setting."

Gavin Amberton
Director



FLEXIBLE LIVING SPACES

The house is arranged around a wide entrance hall that immediately establishes its scale. Parquet flooring, tall ceilings and a broad staircase give this space a presence that goes beyond simple circulation.

The two main reception rooms lead directly off the hall and are positioned to take in views across the rear garden. Large windows bring in natural light and frame the open countryside beyond, while original chimney breasts and period detailing remain in place, grounding the rooms in their Victorian origins.





SOCIAL KITCHEN

The kitchen sits alongside the main living spaces and includes a separate larder, reflecting how the house would originally have been used day to day. Its position works well in relation to the entrance hall and reception rooms, keeping it connected without being on display.

While practical as it stands, the space offers clear scope for refurbishment or reconfiguration, particularly for buyers looking to adapt the house to suit modern routines.

BEDROOMS & BATHROOMS

The staircase rises to a first-floor landing lit by original decorative windows. The principal bedroom includes a dressing room and en suite, while the remaining two double bedrooms are well sized.





THE GROUNDS & SETTING



The garden is arranged in two distinct sections.

Immediately to the rear of the house is a more cultivated area, laid mainly to lawn with established planting and easily accessed from the main living spaces.

Beyond this sits a second lawned area, bordered by mature trees and woodland, creating a greater sense of scale and privacy while remaining part of the grounds. In total, the plot extends to approximately 0.9 acres and backs onto open countryside.

A double garage is located within a separate garage block.





Chantries & Pewleys

01483 347888

Cranleigh@chantriesandpewleys.com
Britannia House, 133 High Street, Cranleigh, Surrey GU6 8AU