

1 BUCKTHORN GROVE

Cranleigh



**Chantries
& Pewleys**

ESTATE AGENTS



AT A GLANCE

Architect-designed contemporary home completed in 2024

Positioned beside Knowle Park Country Park

Approx. 32'9 open-plan kitchen/dining/living space

Vaulted ceilings and extensive glazing

Wood-burning stove within the main living area

Four bedrooms arranged over two floors

Three bathrooms including two en-suites

Separate sitting room

Landscaped rear garden with terrace seating area

Garage and driveway parking with NHBC warranty remaining

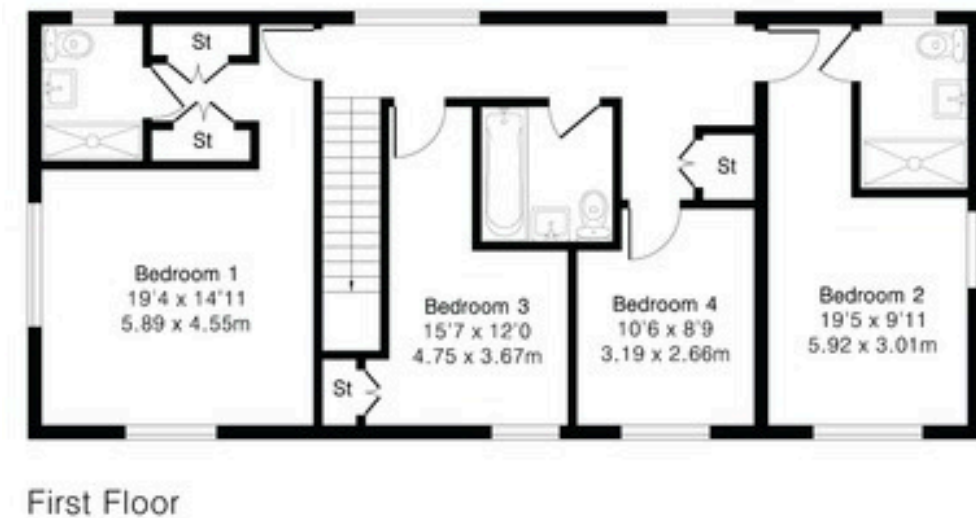
Tenure: Freehold. Council Tax Band: G . EPC:B

Approximate Gross Internal Area 1692 sq ft - 157 sq m
(Excluding Garage)

Ground Floor Area 828 sq ft - 77 sq m

First Floor Area 864 sq ft - 80 sq m

Garage Area 191 sq ft - 18 sq m



FROM THE AGENT

"The main living space is what defines this house. The vaulted ceiling, natural light and direct connection to the garden make it feel calm and open, while the layout still gives the house a clear sense of separation between everyday living and quieter rooms."



Gavin Amberton
Director

FLEXIBLE LIVING SPACES

The hub of the house is an impressive open-plan kitchen, dining and living space, where the vaulted ceiling and extensive glazing immediately draw in natural light from both the garden and side aspects.

The kitchen is arranged around a large central island with sleek contemporary cabinetry and integrated appliances set along the perimeter walls. Wide windows above the work surfaces keep the space bright throughout the day, while the open layout allows the kitchen, dining and seating areas to work naturally together without feeling overexposed.

The living area sits beneath the vaulted ceiling with a wood-burning stove creating a lovely focal point. Full-height glazing and doors connect directly onto the garden terrace, allowing the outside space to become part of the room during warmer months.

The scale of the room works particularly well day-to-day, giving enough separation for cooking, dining and sitting without losing the openness that defines the house.

A separate sitting room overlooking the rear garden provides a quieter retreat away from the main entertaining space and works well as either a formal reception room or secondary television room. The entrance hall has an open feel with an exposed timber staircase and large format flooring continuing through much of the ground floor. A utility room and cloakroom complete the accommodation at this level.



FIRST FLOOR



The first floor is arranged around four well-sized bedrooms, all finished in the same contemporary style seen throughout the house.

The principal bedroom stands out for its vaulted ceiling and elevated outlook, creating a lighter and more private feel within the house. It is served by a well-appointed en-suite shower room.





A second bedroom also benefits from en-suite facilities, while the remaining bedrooms are served by the main family bathroom. The bathrooms are finished with large-format tiling and clean-lined contemporary fittings, continuing the architectural consistency of the property.





THE GARDEN



The rear garden has been landscaped to create a straightforward and usable outside space with planted borders, shaped gravel pathways and terrace seating positioned directly outside the main living area. The garden works particularly well with the house itself, extending naturally from the open-plan space rather than feeling separate from it.

To the front, the property benefits from driveway parking and an integrated garage.

Knowle Park Country Park sits immediately nearby, offering open walks and green space directly from the doorstep. Cranleigh High Street is also within easy reach, providing a wide range of independent shops, cafés and everyday amenities, alongside regular connections towards Guildford and the surrounding Surrey Hills.





 **Chantries & Pewleys**

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