



CRANLEY DENE

Guildford, Surrey



A HANDSOME TOWN HOUSE, IMMACULATELY PRESENTED, JUST UNDER A MILE FROM GUILDFORD'S UPPER HIGH STREET.

Summary of accommodation

Ground Floor: Entrance hall | Dining room | Kitchen/breakfast room | Family room | Utility room | Separate WC | Integral garage

First Floor: Drawing room with balcony | Principal bedroom suite with dressing area and en suite
Guest bedroom with en suite | Separate WC

Second Floor: Bedroom with en suite | Two further bedrooms | Family bathroom

Garden and Grounds: Driveway parking | Private garden with terrace, surrounded by mature trees

In all about 0.21 acres

Distances: Guildford's Upper High Street 0.9 miles, London Road Station, Guildford 0.7 miles (from 47 minutes to London Waterloo), Guildford mainline station 1.6 miles (from 32 minutes to London Waterloo), A3 (northbound) 1.7 miles, A3 (southbound) 2.7 miles, M25 (Junction 10) 9 miles, Heathrow Airport 22.2 miles, Gatwick Airport 24.8 miles, Central London 32.9 miles
(All distances and times are approximate)

SITUATION

Cranley Dene is a centrally located, gated no-through road, comprising just three impressive detached homes, quietly set off Cranley Road and within easy walking distance of RGS Prep, Tormead and Guildford High School.

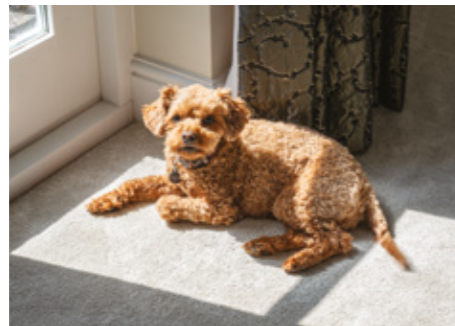
Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London.

Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.

Schools: Tormead, Guildford High School, George Abbot School, Royal Grammar School and Royal Grammar Preparatory School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford County School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine's, Charterhouse, Aldro.

Amenities: G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Club.





THE PROPERTY

This striking residence presents a superb blend of classical proportions and modern comfort, arranged over three expansive floors and extending to approximately 3,225 sq ft.

The ground floor offers a welcoming entrance hall leading to a formal dining room and a spacious kitchen/breakfast room, thoughtfully designed with contemporary cabinetry and appliances. A large family room to the rear enjoys excellent natural light with windows and French doors opening to the garden.

On the first floor, the impressive drawing room spans the width of the house, featuring a fireplace and French doors opening onto a balcony, providing a bright and elegant setting for both relaxation and entertaining. At the front of the property, the principal bedroom suite comprises a dressing area and generous en suite with both bath and shower, whilst a guest bedroom also benefits from an en suite.

The second floor hosts three further bedrooms, one with en suite. The overall layout offers flexibility for modern family life.





Approximate Gross Internal Area
 Main House 3,060 sq. ft / 284.29 sq. m
 Garage 165 sq. ft / 15.40 sq. m
 Total 3,225 sq. ft / 299.69 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

Outside, the property benefits from a lawned garden surrounded by mature trees, offering excellent privacy to enjoy the wooden terrace across the back of the house.

PROPERTY INFORMATION

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

Local Authority: Guildford Borough Council

Energy Performance Certificate: Rating D

Council Tax Band: G

Tenure: Freehold

Directions

What3Words: ///tower.richer.decks

Postcode: GU1 2LP

Viewings: Viewing is strictly by appointment through Knight Frank, the sole selling agent.



We would be delighted
to tell you more.

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