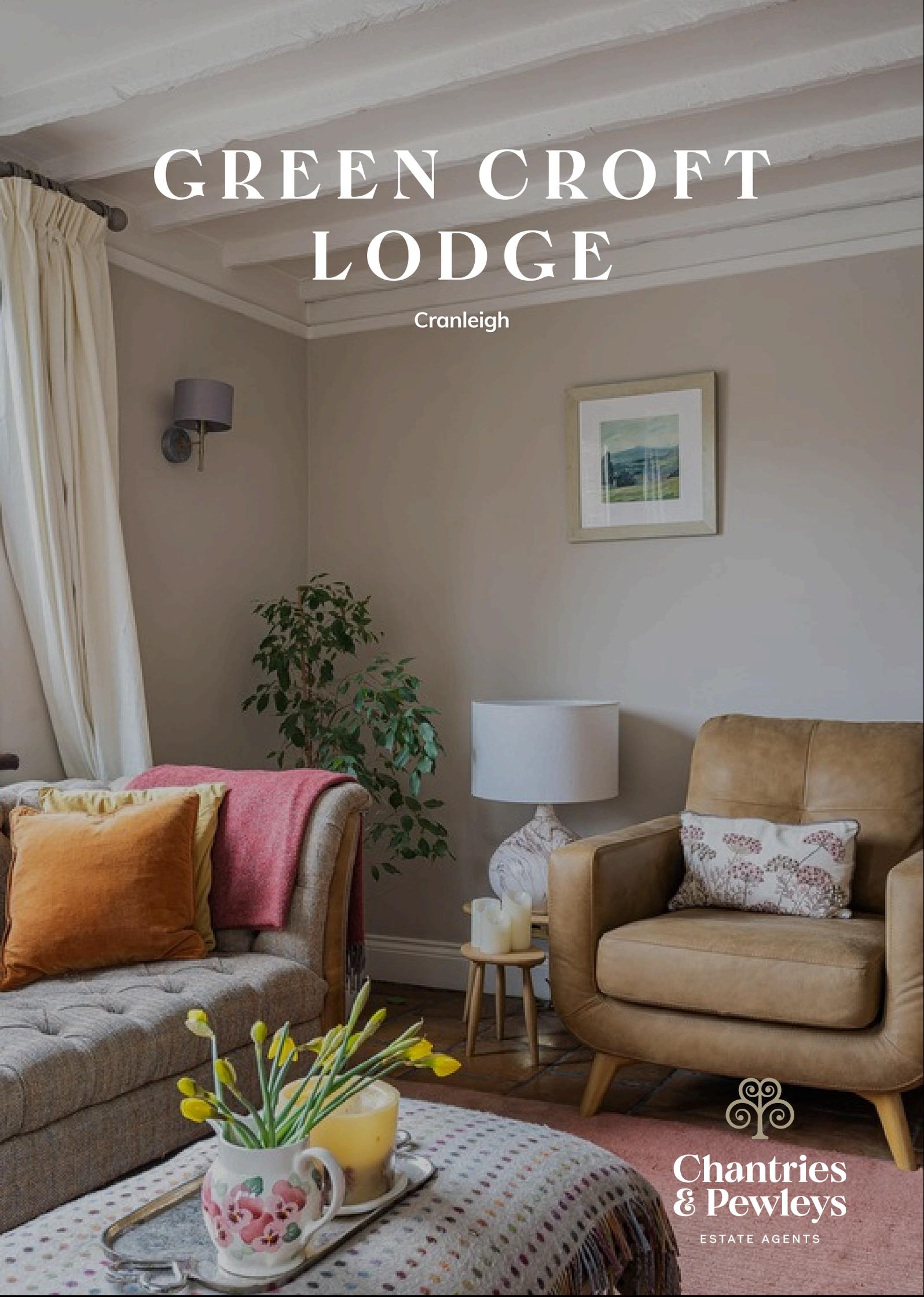


# GREEN CROFT LODGE

Cranleigh



**Chantries  
& Pewleys**

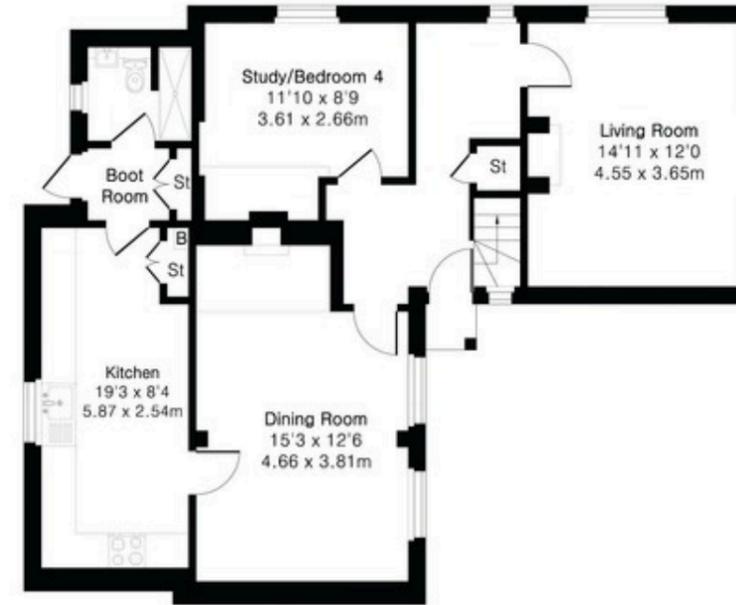
ESTATE AGENTS



**Approximate Gross Internal Area 1581 sq ft - 147 sq m**

Ground Floor Area 891 sq ft – 83 sq m

First Floor Area 690 sq ft – 64 sq m



Ground Floor



First Floor

# AT A GLANCE

- 17th century cottage with Victorian addition
- Recently refurbished throughout
- Newly fitted kitchen/breakfast room with skylights
- New ground floor shower room
- New first floor family bathroom
- Three reception rooms
- 3/4 double bedrooms
- Driveway parking for two vehicles
- South-easterly aspect rear garden
- Central village position, level walk to amenities

Tenure: Freehold. Council Tax Band: F. EPC: D



# FROM THE AGENT

What I particularly like about Green Croft Lodge is how thoughtfully it has been updated. The kitchen and both bath and shower rooms have been completely refitted, and the finish feels considered rather than cosmetic. It now has the reassurance of modern fittings within a house that still shows its 17th century origins.

Being able to step out of the front door and walk level to the High Street in a matter of minutes changes how you live here. It's a period house with real character, but it works easily for everyday life.

Gavin Amberton  
Director



# RECEPTION SPACES

The living room is dual aspect, with exposed ceiling beams and a brick fireplace housing a stove. Natural light from two elevations keeps the room feeling open while retaining its period feel.

A separate study or fourth bedroom sits to the side of the house. With exposed timbers and good natural light, it provides a defined work-from-home space that doesn't compromise the main reception rooms.

This arrangement gives the house flexibility. It adapts well to family life, home working, or downsizing with space for guests.



# STYLISH DINING



The dining room has real presence. Original oak, wide plank flooring and an inglenook fireplace create weight and texture, and the proportions comfortably take a full dining table without crowding the room. It connects naturally to an adjoining sitting area, allowing the space to open up for larger gatherings or feel more intimate when separated.



# CONTEMPORARY KITCHEN



Running along the rear of the property, the kitchen/breakfast room has been newly fitted as part of the recent refurbishment.

Cabinetry is contemporary and understated, paired with stylish stone work surfaces. Large skylights draw daylight deep into the room, and the long run of worktop provides practical preparation space. There is room for informal dining at one end, making it a sociable day-to-day space rather than a purely functional one.



A rear lobby connects directly to the garden and features storage housing a laundry area.

The ground floor shower room is also newly installed, finished with modern tiling and a walk-in enclosure. It adds practical flexibility, particularly for guests or busy households.

# PRINCIPAL BEDROOM

The principal bedroom sits within the Victorian section of the house and benefits from a walk-in wardrobe and good natural light.



# FURTHER BEDROOMS

The second bedroom also offers comfortable proportions, while the third has a more characterful feel with sloping ceilings and exposed elements reflecting the earlier part of the building.

The family bathroom has been newly fitted and finished in a clean, contemporary style. It includes a bath with shower over, WC and basin, positioned to serve all three bedrooms easily.





# THE GARDEN



The rear garden enjoys a south-easterly aspect, capturing morning and early afternoon light.

It is mainly laid to lawn with a paved terrace adjoining the house, creating a seating area. Stepping stones lead through the lawn, and fencing provides enclosure without feeling tight.





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