

HOLDHURST FARM COTTAGES



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CRANLEIGH, SURREY, GU6 8JT

Available:

£2,800 PCM (Per Calendar Month)

Cottage, 3 Bedroom
3 Bathroom, 1 Reception
Unfurnished

Summary

Delightful three bedroom, three bathroom cottage that has been sympathetically refurbished to the highest standard in a rural location close to Cranleigh and surrounding villages.

Key Features

- Rural location
- Four bedrooms
- Three bathrooms
- Private garden
- Parking for two cars





THE PROPERTY

Description

The property on the ground floor includes an entrance hall, large sitting room with large open fire, modern kitchen/dining room with stone worktops and integrated appliances as well as being open plan to the dining room and having doors that open onto the garden. There is also a study/fourth bedroom as well as a modern shower room.

On the first floor are three double bedrooms, master with ensuite as well as a further family shower room. There is also a mezzanine level which would be useful for storage.

All materials used are of the highest quality, including steel framed double glazed windows and solid timber doors.

The property benefits from parking for two cars to rear of property and an enclosed rear garden, mainly laid to lawn.



Location

The property is located on the Holdhurst Farm Estate and has direct access to miles of walking in some of Surrey`s finest countryside.

The cottage is a short distance from the centre of Cranleigh village. Guildford is 10 miles north, offering further shopping, business and cultural facilities. Road and rail communications are readily accessible with the A3 providing access to central London, the M25 and airports. Mainline services to London Waterloo take from 35 minutes.

The property is available end of March



Holdhurst Estate Cottage, GU6

Approximate Gross Internal Area Total = 160.2 sq m / 1724 sq ft
Mezzanine = = 11.7 sq m / 126 sq ft
Total = = 171.9 sq m / 1850 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Floorplansketch.com © 2017 (ID368033)

Guildford

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