

# GUILDFORD ROAD





## GUILDFORD ROAD CRANLEIGH, SURREY, GU6 8LT

Stunning country home within walking distance of Cranleigh High Street and Cranleigh School, with beautiful grounds as well as a heated pool and pool house.

---

Available: 20th October 2023

£15,000 PCM (Per Calendar Month)

House - Detached - 9 Bedrooms - 5 Bathrooms - 7 Receptions

- 
- Seven bedrooms
  - Attached two bedroom coach house
  - Garage and car ports
  - Gardener included
  - Available October
  - Five reception rooms
  - Heated swimming pool
  - Attractive mature gardens
    - Cellars



## THE PROPERTY

### Description

The new covered porch at the front of the house opens into the reception hall from which you will find library with wood paneling and inglenook fireplace, a sitting room currently used as a gym, also with inglenook fireplace, another sitting room with wood burning stove and french doors out onto the garden, utility room, coat room and downstairs w.c.. The open plan kitchen and dining room is a sympathetically modern with island unit, woodburning Aga, range cooker, and underfloor heating. The attached family room with ceiling lanterns is wonderfully light with doors out onto the patio and garden beyond. Downstairs is a cellar and the boiler room. On the first floor of the main house is the master suite with dressing area ensuite bathroom, guest suite and five further bedrooms. There is an attached coach house with a separate entrance, two receptions on the ground floor and two bedrooms and a bathroom on the first floor.



The pool house is a recent addition and includes a w.c. and bifolding doors onto the patio and the pool.

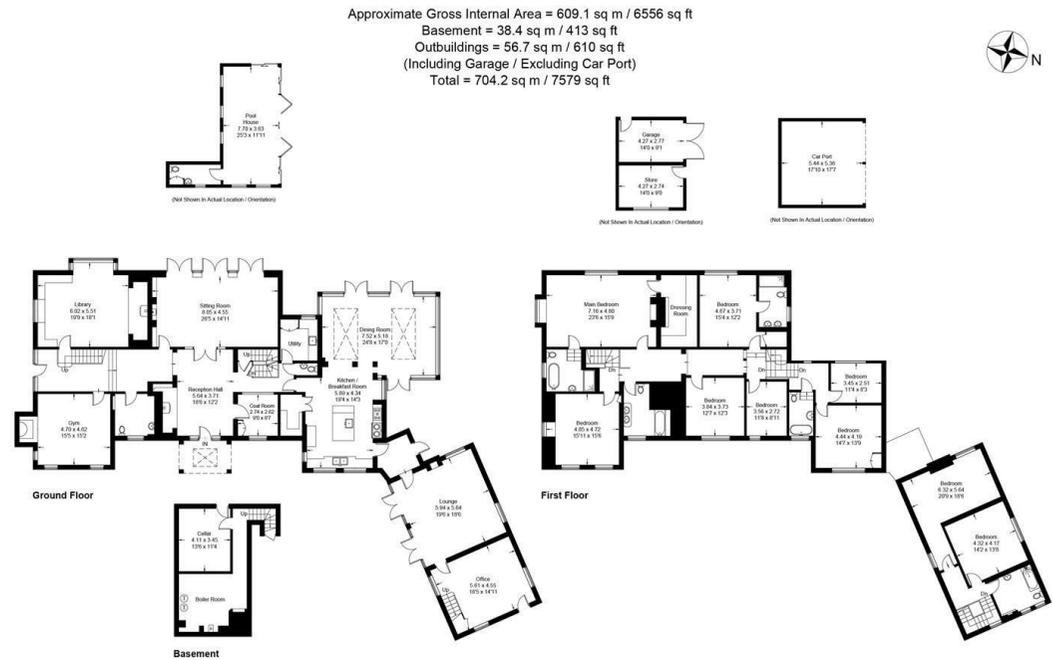
Outside are the wonderfully manicured gardens, long gravelled drive, two open car ports and one garage.

## Location

The property is located approximately one mile from Cranleigh High Street and eight miles from Guildford with a regular train service to London Waterloo that takes from 35 minutes. Local schools include Cranleigh, St Catherine's, Duke of Kent, Royal Grammar School, Longacre, Tormead and many more. There are fantastic walking opportunities with direct access to the Wey-South Path which continues to the North Downs Way and the South Downs Way.

The property is available in October.

Waverley Borough Council tax band H: £4,534.84 p.a. (2023/24)  
EPC D



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 decisions reliant upon them. (ID998860)  
www.bagshawandhardy.com © 2023

Guildford  
Poyle House 24 Epsom Road  
Guildford  
Surrey  
GU1 3LE

Tel: 01483 407600

