

KNOWLE LANE



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CRANLEIGH, GU6 8JW

Available: 30th November 2023

£4,500 Per Month (Per Calendar Month)

Not specified - 4 Bedroom
3 Bathroom - 1 Reception

Summary

A modern four-bedroom barn conversion set in a semi-rural position overlooking farmland near to the village of Cranleigh.

Key Features

- Open plan living space with vaulted ceilings
- Luxury fitted kitchen with quartz work surfaces and central island.
- Four bedrooms, three bathrooms (two en-suite)
- Underfloor heating powered by an Air Source heat pump
- Bespoke cabinetry forming a central media wall
- Private parking for multiple cars
- Electric car charger
- Rear lawn garden and terrace overlooking farmland
- EPC Rating B
- Available now





THE PROPERTY

Description

A modern and contemporary entrance door gives way to an airy and bright reception hall. From here you are drawn to the main open plan living space, with triple height vaulted ceilings, and the most wonderful rural outlook via twin sets of bi-fold doors. This main living space is cleverly created to maximise the sense of light and space. To the front is a beautifully appointed fitted kitchen.

The kitchen is centred around a generous island with cabinetry below and quartz work surfaces. Fitted in a modern shaker style, this fabulous space offers character and charm yet with a modern twist. Fitted into the kitchen is a rangemaster oven with a five-burner top. A large double width American style fridge freezer, dishwasher and plenty of storage all compliment this stunning hub of the home. There is also a built in wine cooler, combination microwave oven and a pantry larder with a nearby appliance cupboard.

Also found on the ground floor are three double bedrooms, one with an en-suite, a family bathroom, as well as plenty of useful storage spaces and a utility room by a cloakroom at the entrance.

A brilliant mezzanine area with ample eves storage and an en-suite bathroom forms the principal bedroom. A glazed gallery leads you into a very useful study area or home office. Snoxhall Barns has been turned into what is an incredible home with underfloor heating, air source heat pump and fibre broadband connection.

The rear garden has a terrific patio area which extends to the full width of the house. A few steps up lead to a newly installed lawn garden with the loveliest rural landscape views.



Location

Cranleigh village has much to offer with a wide range of traditional shops, supermarkets, an M&S Simply Food store together with a great variety of boutique stores, restaurants, coffee shops and public houses. Cranleigh offers a wide range of local school options such as Cranleigh School and Glebelands Secondary School, in addition to various infant and primary schools. A further excellent selection of schools also nearby such as Longacre, St. Catherine's, The Royal Grammar School, Guildford High School for Girls or Duke of Kent, to name but a few.

For more comprehensive shopping, restaurants, and theatres, the County Town of Guildford is nearby with its mainline station connecting with London Waterloo. The motorway network is easily accessed via the A281/A3 putting central London, Heathrow, and Gatwick within easy reach. Local recreational amenities are plentiful including the local leisure centre with a swimming pool, Cranleigh cricket, and rugby clubs.

The Cranleigh Arts Centre hosts regular films, theatre, bands, comedy, and children's shows. For the golfing enthusiast, there are numerous courses in the area including Cranleigh Golf & Country Club and Bramley Golf Club, there is also polo at Hurtwood Park and racing at Goodwood.

For the walking, cycling, and riding enthusiasts, the Surrey Hills AONB are seventh heaven providing a network of public footpaths and bridleways amongst the rolling hills of the North Downs.

EPC B

Waverley Borough Council tax band D: £2,267.42 (2023/24)

Available now



This plan is for layout guidance only. Not drawn to scale unless stated. 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.



Guildford

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