

HORSESHOE LANE



HORSESHOE LANE

CRANLEIGH, SURREY, GU6 8QJ

Available: 30th October 2024

£4,950 Per Month (Per Calendar Month)

House - Detached, 7 Bedroom
2 Bathroom, null Reception
Unfurnished

Summary

Seven bedroom home in semi rural location with excellent access to both Cranleigh Prep and Senior Schools.

Key Features

- Seven bedrooms
- Two bathrooms
- Five reception rooms
- Excellent location for Cranleigh School
- Parking for multiple vehicles
- Integral garage





THE PROPERTY

Description

On the ground floor, the front door opens into a lobby and then the entrance hall. There is a sitting room, drawing room, family room and further reception or study. There is a galley kitchen adjacent to the dining room and there is a separate utility room and downstairs w.c.

On the first floor, you will find seven bedrooms and two bathrooms, both with baths and separate showers.

Outside is a long, private drive with plenty of parking as well as an integral double garage. The property is available with a sizeable private garden including a large patio area with direct access by way of a gate into Cranleigh Preparatory School.



Location

Whilst located in a semi rural environment, the property has excellent access via public footpaths into Cranleigh village centre, with plenty of shops, supermarkets, restaurants and cafes. It is also directly opposite Cranleigh Senior School and adjacent to the junior school. For further shopping and rail connections, Guildford and Horsham and both less than 13 miles by road.

The property is available now

EPC band E

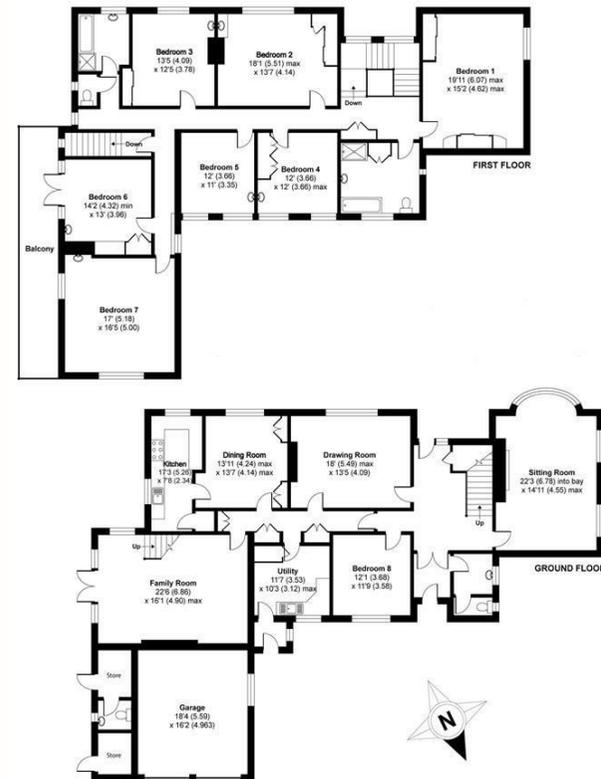
Waverley Borough Council tax bad "E"

Holding deposit: £1142



Longfields, Horseshoe Lane, Cranleigh, GU6

APPROX. GROSS INTERNAL FLOOR AREA 4521 SQ FT 420 SQ METRES
(EXCLUDES OUTBUILDING & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2015 Produced for PrestigeLettings.Co REF : 33527

Guildford

Poyle House 24 Epsom Road
Guildford
Surrey
GU1 3LE

Tel: 01483 407600

