

KNOWLE LANE



KNOWLE LANE

CRANLEIGH, SURREY, GU6 8JW

Available: 1st September 2026

£9,500 PCM (Per Calendar Month)

House - Detached, 6 Bedroom
6 Bathroom, 4 Reception
Unfurnished

Summary

A sprawling five bedroom family home, completely refurbished to the highest standards with a one bedroom annexe, triple garage, barn and car port for several cars, located within easy reach of Cranleigh town centre.

Key Features

- Rural Location
- Five bedrooms in main house
- Five bathrooms
- Four reception rooms
- Garaging and car port
- One bedroom annexe
- Party Barn







THE PROPERTY

Description

Set within semi-rural gated grounds and finished to an impeccable standard throughout, the property benefits from spacious accommodation including a stunning oak panelled dining room, with open fire and ornate plastered ceiling, sitting room with open fire and bay window overlooking the front garden and a fully fitted kitchen and including an island as well as access to the side garden. There is also a family room with wood burning stove, two cloakrooms downstairs and a study from which there is access to the utility room.

On the first floor is the principal bedroom suite, which includes bay window overlooking the front gardens, inbuilt wardrobes and an ensuite that includes a bath and a large walk-in shower with a frameless glass enclosure and rainfall shower head. There are four further bedrooms, all with ensuite bathrooms.

There is further accommodation included in the self contained annexe, with separate access, sitting room, kitchen that includes fridge with freezer box, oven, gas hob and dishwasher, bedroom with French doors to the front and wet room.



Outside to the front there is a secure gated entrance to the large wrap around drive and a front garden mainly laid to lawn. There is a three bay garage with attached/workshop/storage room as well as a large car port for extra covered parking. There is also a Grade II listed barn that has origins from the 17th century, includes heating and would suit as a large entertaining space. To the rear is an enclosed garden overlooking fields and includes a swim spa.

The main house has recently been fitted with air source heat pumps that now provide the heating, whilst the barn and annexe remain heated by LPG. The main house and annexe have been redecorated throughout with the main house also having new carpets fitted throughout the stairs, landing and bedrooms.









Location

Cranleigh, reputedly the largest village in England, is situated approximately 10 miles to the South of Guildford and has a wide range of amenities including supermarkets, specialist shops and stores, a health centre, sports centre and library. For commuters there are rail links at Guildford and Dorking to Waterloo and Victoria respectively. Schools in the area include Cranleigh School and St Catherine's School for Girls in Bramley. Further excellent private schools are to be found in Guildford which also has a wider range of shopping, social and recreational facilities as well as a main line station providing frequent services to London Waterloo in approximately 38 minutes. The A3 can be reached at Guildford for access to central London and the South coast and via the M25 to Heathrow and Gatwick Airports.

Available now

Holding deposit £2192

EPC E

Waverley Borough Council tax band G

To check broadband and mobile phone coverage please visit Ofcom here: [ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](https://www.ofcom.gov.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)



Knowle Lane, GU6

APPROX. GROSS INTERNAL FLOOR AREA 4617 SQ FT 428.9 SQ METRES
(EXCLUDES VOID, WORKSHOP & CARPORT / INCLUDES GARAGE & ANNEXE)



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 2017 Produced for Grantleys REF : 217683

Guildford

Poyle House 24 Epsom Road
Guildford
Surrey
GU1 3LE

Tel: 01483 407600

