



HENSHAWS



**Sunhaven Manor, Ranmore Common,
Dorking, Surrey, RH5 6SX**

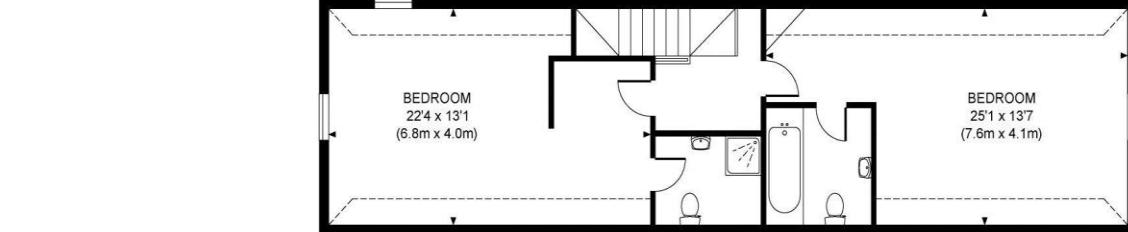
Guide Price £1,475,000 Freehold

Directions

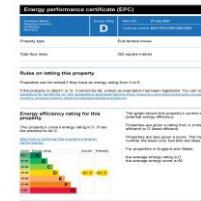
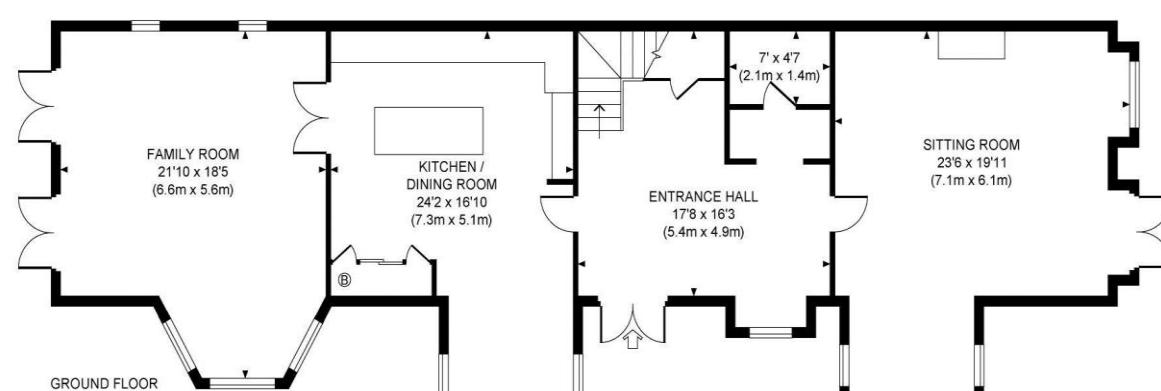
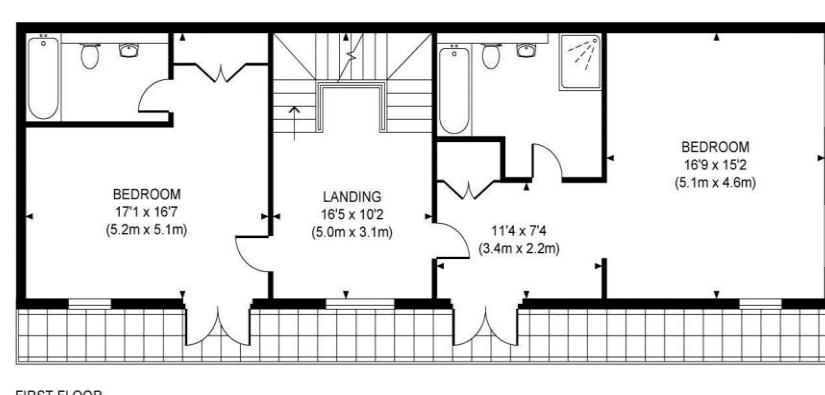
From our offices in East Horsley turn left onto the Ockham Road South until you reach the A246. At the T-junction turn left towards Effingham and then right into Green Dene at the bottom of the hill. After approximately 1/2 mile turn left up Crocknorth Road and Ranmore Manor will be found on your left after another 3/4 of a mile. Proceed down the drive and Sunhaven Manor is the first drive on the right.

Local Authority

Guildford Borough Council: 01483 505050



Approximate Gross Internal Area
3063 sq ft / 284.6 sq m



HENSHAWS

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Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquiries and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

**Sunhaven Manor, Ranmore Common,
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Situated on Ranmore Common and forming the major portion of the Victorian mansion, a stunning four bedroom, four en-suite bathroom family home with private garden and parking.



THE PROPERTY



A truly majestic Grade II Listed home forming the major portion of a fine Victorian mansion steeped in history which was converted a few years ago to an exceptionally high standard and situated on Ranmore Common an area of outstanding natural beauty. The double fronted façade with ornate plaster gables provides an imposing feature prior to entering the property. The sense of grandeur continues inside with a fine reception hall with 11ft high ceilings and the wonderful drawing room with deep bay affording a southerly aspect over the private gardens. The kitchen/breakfast room is comprehensively appointed with Siemens appliances, a large island unit and matching deep bay window. In addition on the ground floor is a large family room/orangery providing access to a large walled terrace for alfresco eating. On the first floor are the two principle bedrooms both with en-suite bath/shower rooms and both having access to the a lovely balcony/veranda with views across the gardens and fields beyond. The second floor has two further large double bedrooms again with en-suite facilities to both. There are private gardens to the house and ample parking. The surrounding countryside is perfect for walking, riding & cycling enthusiasts being set within the Surrey Hills and yet is just a short drive to the A3, M25 and Effingham Junction station giving easy access to London Waterloo. Guildford Council Tax Band G.

