



Bridleway Cottage
Hall Place, Cranleigh, GU6 8LD
Asking Price: £995,000 Freehold

*** Four/Five bedroom family house * Two bedroom self-contained annexe ***

*** Elevated position in grounds of approximately one acre * Two double garages great for car enthusiasts ***

*** South facing gardens * Distant views * EPC Rating: F ***

A substantial family home offering extended accommodation situated on a large garden plot of approximately an acre. The property offers an adaptable arrangement of accommodation having a self-contained annexe with a sitting room, kitchen, two bedrooms and a bathroom. In the main house there is a sitting room with bifolding doors to the gardens, a study, a large kitchen/breakfast room and two ground floor cloakrooms, a utility/boiler room and a conservatory. On the first floor there is a principal bedroom with ensuite bathroom, three further bedrooms and a family bathroom and there is a staircase from one of the bedrooms leading to a loft room/bedroom five with adjoining WC and wash hand basin. Outside, there is plenty of parking leading to a double garage and in addition there is a further detached double garage and a garden store/outbuildings. The grounds are mainly laid to lawn and given the elevated position the property enjoys bright and sunny southerly aspects over the adjoining land and distant views. We highly recommend a visit to fully appreciate the space on offer.

Cranleigh is an attractive and vibrant village ideally positioned at the foot of the Surrey Hills, being approximately 20 minutes equidistant from the neighbouring towns of Guildford, Godalming, Horsham and Dorking. London Waterloo can be reached by rail from Guildford with a direct service taking just 42 minutes. Said to be the largest village in England, Cranleigh has so much to offer with numerous independent and national shops including Rawlings Butchers, Cranleigh Fish, Celebration Cakes, 140 Fashion store, M&S Food Hall, Sainsburys, Co-Op, Boots, Superdrug and the Handymans Store. Fountain Square is the centre of Alfresco entertainment and dining provided by the Richard Onslow pub/boutique hotel, Browns Gin & Tea bar, Pizza Express and Yangaz Café. There is also a Thursday market in Village Way car park. Leisure facilities are well provided for with numerous clubs and societies including Cranleigh Golf and Leisure Club, football, rugby and cricket clubs and Leisure Centre with indoor pool, gym and squash courts. Lovely countryside surrounds the village, perfect for country walks and horse-riding pursuits. The Downs Link footpath and bridleway passes to the west of the High Street and follows the route of the old railway line between Guildford and Shoreham.

~ Accommodation ~

Ground Floor: ~ **Entrance Hallway:** ~ **Cloakroom:** ~ **Kitchen:** 22' 5" x 11' 11" (6.84m x 3.63m) ~ **Pantry:** ~ **Cloakroom:** ~ **Boiler/Utility Room**
Study: 13' 2" x 10' 10" (4.01m x 3.29m) ~ **Sitting Room:** 20' 8" x 14' 2" (6.31m x 4.33m) ~ **Conservatory:** 22' 3" x 9' 8" (6.78m x 2.95m)

First Floor: ~ **Bedroom:** 16' 2" x 10' 11" (4.94m x 3.32m) ~ **En-suite:** ~ **Bedroom:** 14' 3" x 9' 0" (4.35m x 2.74m) ~ **Bedroom:** 10' 10" x 8' 11" (3.31m x 2.73m) **Bedroom:** 10' 6" x 7' 5" (3.20m x 2.27m) ~ **Bathroom**

Second Floor: ~ **Bedroom:** 19' 1" x 8' 7" (5.81m x 2.61m) ~ **WC**

Self Contained Annexe: ~ **Hallway:** ~ **Sitting Room:** 19' 11" x 14' 7" (6.06m x 4.45m)
Kitchen: 11' 1" x 6' 11" (3.38m x 2.12m)

First Floor: ~ **Bedroom:** 18' 10" x 11' 11" (5.74m x 3.64m) ~ **Bedroom:** 11' 11" x 10' 3" (3.64m x 3.13m) ~ **Bathroom**

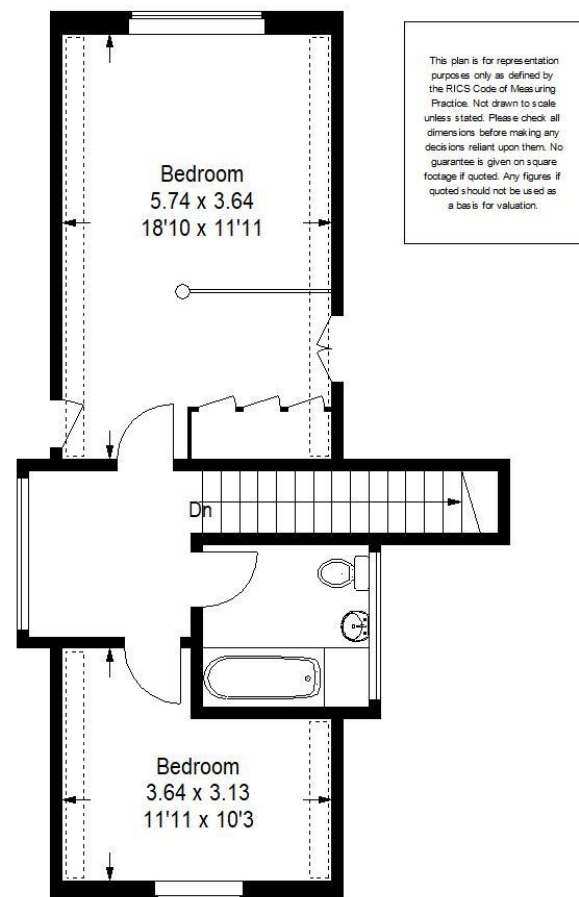
Garage: 21' 5" x 20' 9" (6.53m x 6.32m) ~ **Garage 2:** 19' 10" x 14' 6" (6.04m x 4.41m)
Services: Oil fired central heating, mains electric and private drainage

Directions:

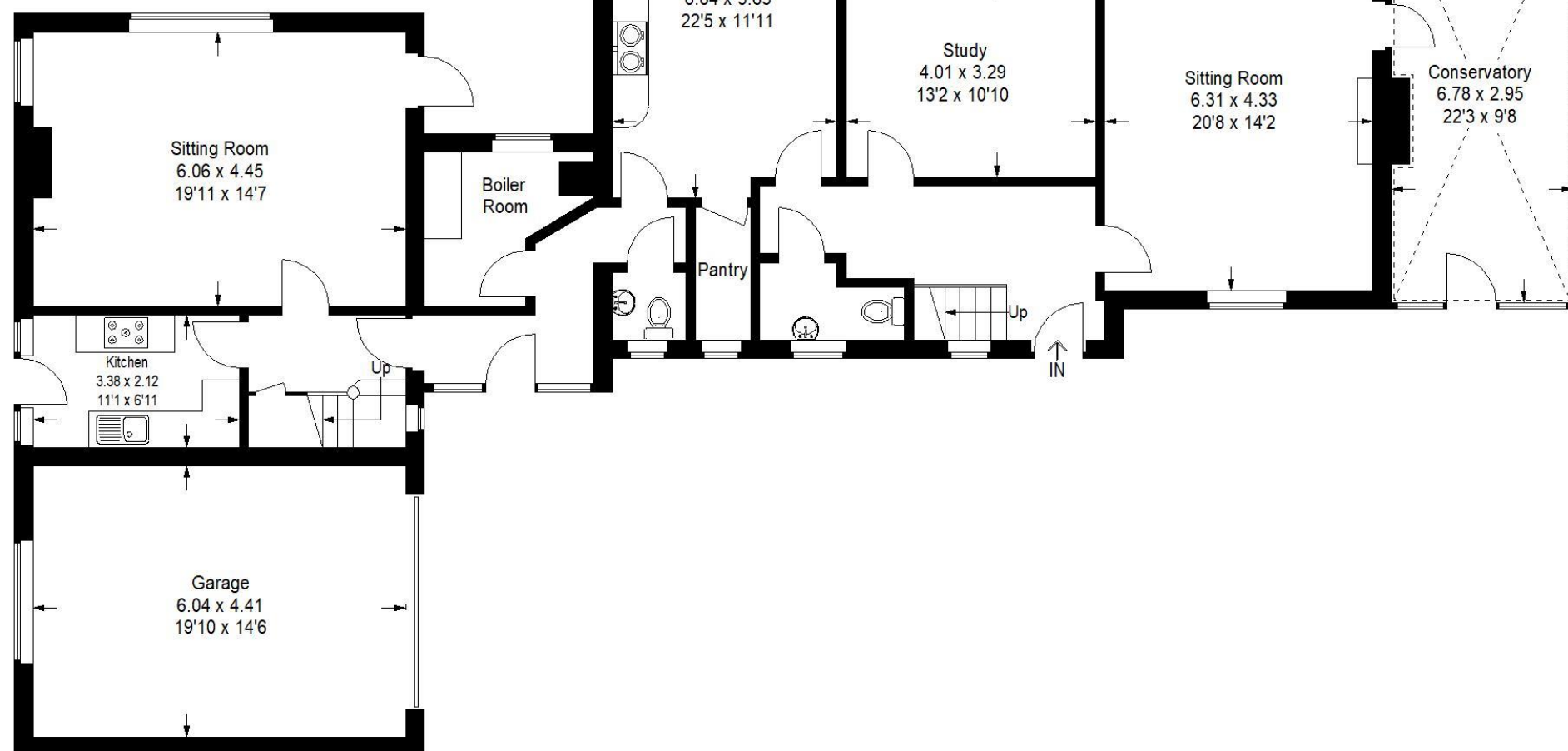
From our office, turn right into the High Street and continue to the third mini roundabout turning left into the Elmbridge Road. Continue to the top of the Elmbridge Road, to the junction with the A281 and carry diagonally across towards Dunsfold. At the sharp hairpin right hand bend, turn left into Stovolds Hill and continue for just over one mile turning left into an unmade bridleway track and Bridleway Cottage is the first property on the right hand side.

Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

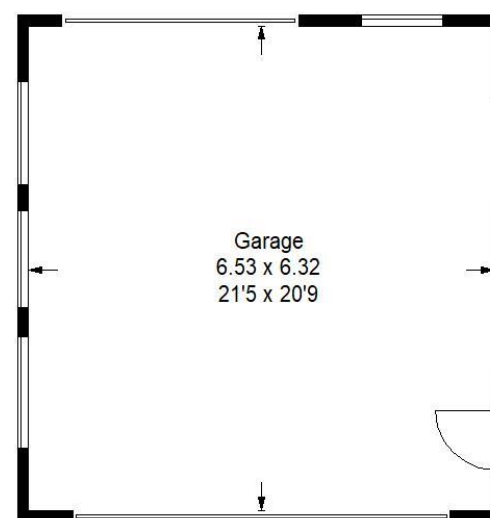
Local Authority: Waverley Borough Council. **Tax Band:** G



Approximate Gross Internal Area
 Ground Floor = 162.8 sq m / 1752 sq ft
 First Floor = 70.3 sq m / 757 sq ft
 Second Floor = 68.1 sq m / 733 sq ft
 Garages = 67.9 sq m / 731 sq ft
 Total = 369.1 sq m / 3973 sq ft

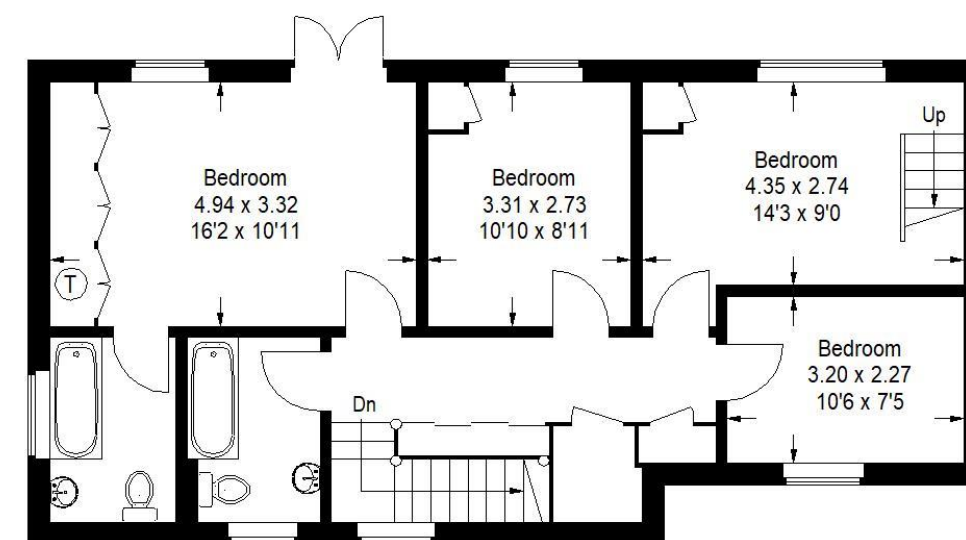
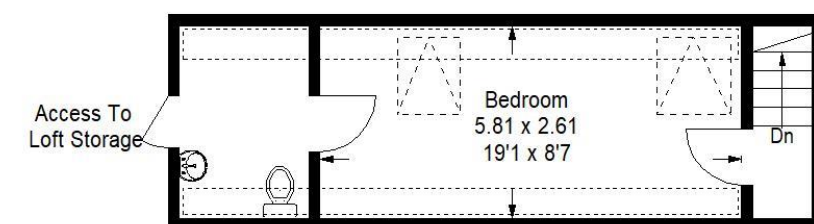


Hall Place



(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5 m / 5'0



Ground Floor



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