



Inglenook Cottage
Knowle Lane, Cranleigh, GU6 8UW
Asking Price: £895,000 Freehold

*** Detached character cottage in stunning location * Two double bedrooms * Two bathrooms ***
*** Well proportioned rooms * 0.88 of an acre of grounds ***
*** Planning permission for triple bay garage * No onward chain * EPC Rating: E ***

Idyllic Country Retreat – A Unique Opportunity Nestled on the serene semi-rural edge of the village, Inglenook Cottage presents a rare opportunity to acquire a charming detached two-bedroom cottage set within approximately 0.8 acres of enchanting grounds. The original cottage has been thoughtfully redeveloped and extended over the years to create a picturesque country retreat, enriched by its position within a historic arboretum. The accommodation is arranged across two floors, offering a generous and well-appointed kitchen/breakfast room with AGA, a spacious living area with wood burning stove, a ground-floor bedroom, and a stylish bathroom. Upstairs, a comfortable double bedroom is complemented by an adjoining shower room and cloakroom, ensuring convenience and privacy. Outside, the gardens are a true highlight—a captivating blend of open lawn spaces, mature trees, shrubs, and a tranquil pond, creating an oasis of natural beauty. The property also benefits from planning permission for a triple barn-style garage, enhancing its practicality and appeal. Additionally, a substantial summer house/garden workshop is available by separate negotiation. We invite you to visit Inglenook and experience its exceptional setting—rural and peaceful, yet only five minutes from the heart of the village

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, 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 ~

Entrance: Sitting/Dining Room: 21' 7" x 17' 6" (6.57m x 5.34m) ~ Bathroom ~ Kitchen: 14' 4" x 11' 5" (4.36m x 3.48m)
Bedroom Two: 14' 2" x 11' 10" (4.33m x 3.60m)

First Floor: Bedroom One: 16' 2" x 11' 3" (4.92m x 3.43m) ~ Ensuite Shower Room ~ Separate WC

Outside: Garden Studio/Home Office: 15' 8" x 9' 1" (4.77m x 2.77m) ~ Veranda

Services: Private drainage, oil fired heating and main electricity

Directions:

From our office, turn left into the High Street and then immediately right into Knowle Lane and continue for approximately two miles. After 2 miles approx go over a curved bridge, bear left before the sharp right bend and continue up the driveway. Turn right after the gates to Fortune House drive and 3/4 of the way up the lane turn left into Inglenook Cottage.

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:** E

Knowle Lane, Cranleigh

Approximate Gross Internal Area
 Ground Floor = 76.1 sq m / 819 sq ft
 First Floor = 24.2 sq m / 260 sq ft
 Garden Studio / Home Office = 13.1 sq m / 141 sq ft
 Total = 113.4 sq m / 1220 sq ft

Garden Studio /
 Home Office
 4.77 x 2.77
 15'8 x 9'1

Veranda

(Not in position)

Kitchen
 4.36 x 3.48
 14'4 x 11'5

Sitting /
 Dining Room
 6.57 x 5.34
 21'7 x 17'6

Bedroom 2
 4.33 x 3.60
 14'2 x 11'10

Bedroom 1
 4.92 x 3.43
 16'2 x 11'3

First Floor

= Reduced headroom below 1.5 m / 5'0

Ground Floor

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.





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