



1 Winterfold Court, Barhatch Lane, Cranleigh, Surrey

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A converted wing of a handsome Victorian mansion house, offering a contemporary home in a tranquil rural setting.

Cranleigh 2.2 miles, Guildford 10.3 miles, Dorking 10.6 miles, Guildford Train station 10.3 miles (London - Waterloo 35 minutes), Horsham 13.2 miles, A3 12.4 miles, London Gatwick Airport 20 miles, London Heathrow Airport 28 miles.

Reception hall | Drawing room | Family room
Kitchen/Dining room | Utility | Principal bedroom with en suite shower room | 3 Further bedrooms | Family bathroom | Shower room
Walk in wardrobe | Garage | Office | Garden
EPC Rating D

The property

With red-brick and tile-hung elevations, a distinctive pitched-roof and characterful lofty windows, Number 1 Winterfold Court provides a pleasing blend of period features and contemporary interior styling. The impressive drawing room is filled with natural light courtesy of double height windows, with the open ambience enhanced by a vaulted ceiling featuring exposed beams. There is a timber lintel over a large fireplace housing a wood-burning stove, with arched alcoves to either side offering display recesses and French doors offer an extension of the room to the outside terrace. An adjacent family room provides a quiet retreat with options for use as a fourth bedroom, if required. With a bay-window and high ceiling, the bright kitchen/dining room offer a sociable setting with modern cabinetry topped by wood work surfaces and an island unit which offers a spot to idle on a bar stool and creates a subtle divide to the dining area.

One of the bedrooms is situated on the ground floor, with an adjacent fully tiled shower room, whilst a stairway leads down to a lower level, where a spacious hallway provides access to two further bedrooms. The principal room has fitted wardrobe storage and the benefit of a well-appointed en suite shower room. A modern family bathroom, a utility and a store room, complete the accommodation at this level. Conveniently situated opposite the front door the charming brick built office offers home-workers an idyllic refuge.

Outside

A decked terrace adjoins the rear of the home with steps down to an area of paving providing opportunities for outdoor dining and relaxation and there is ample space for displays of flowering potted plants. Beyond, there is an area of lawn with fencing to the boundaries incorporating a gate which provides a route across the driveway to a woodland garden, with rhododendrons, bluebells in the Spring and a viewing point, giving a superb view to the South Downs.

Location

The village of Cranleigh is within easy reach offering a comprehensive range of facilities including a health centre, library, arts centre and leisure centre, along with a M&S Simply Food store, two further supermarkets and bars and restaurants. More extensive amenities can be found in nearby Guildford, with its cobbled High Street and historic buildings. Guildford is readily accessible and offers an eclectic range of shops, an abundance of restaurants and entertainment including The Yvonne Arnaud Theatre, Electric Theatre and G Live centre. With the Surrey Hills (an Area of Outstanding Natural Beauty) on the doorstep, this area is perfect for walking, cycling and riding. There are several excellent schools in the area, both in the state and private sector. These include the renowned Cranleigh School, Penntorpe, St Cuthbert Mayne Primary, St Hilary's, St Catherine's, Charterhouse, Royal Grammar School, Guildford High and Tormead.





Directions

From Guildford, join the A281 and travel in a southerly direction through the villages of Shalford and Bramley. After 5 miles take the left turn onto Run Common Road and at the roundabout, take the 2nd exit to join the B2128/ Guildford Road. Next take the left turn to join Smithwood Common Road and at the triangle bear left onto Amlets Lane. At the junction turn left to join Barhatch Road and turn left at the sign for Winterfold court and North Lodge, following the lane around to reach Winterfold Court.

General

Local Authority: Waverley District Council.
Tel: 01483 523333.

Services: Mains water and electricity, oil heating and private drainage - full details to be provided on request.

Council Tax: The property is in Tax Band F

Tenure: Freehold.

Guide Price: £1,150,000

Guildford

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Floorplans
Winterfold Court Barhatch Lane, Cranleigh
Main House internal area 1,996 sq ft (185 sq m)
Garage internal area 266 sq ft (25 sq m)
Office internal area 94 sq ft (9 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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