



Jenkins Barn, 70 Horsham Road, Cranleigh, Surrey

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Jenkins Barn

70 Horsham Road, Cranleigh, Surrey GU6 8DU

A charming period barn conversion with elegant contemporary accommodation, in a central location

Cranleigh village centre 0.4 miles, Shalford station 7.6 miles (56 minutes to London Waterloo via Guildford), Guildford town centre 9.1 miles, A3 10.5 miles, M25 (Jct 10) 16.0 miles, Gatwick Airport 22 miles

Reception room | Dining/sitting room | Kitchen/breakfast room | Utility room | Cloakroom
Principal bedroom with walk-in wardrobe & en suite shower room | 2 Further first floor bedrooms | Family bathroom | Ground floor annexe including bedroom, bathroom and kitchen | Garage | Garden | EPC rating E

The property

Jenkins Barn is a delightful detached period home which was originally built as a threshing barn in the late C16 or early C17. The barn has been sympathetically renovated and re-fitted with stylish modern fittings and décor whilst retaining much of its character, with exposed timber beams to the walls and ceilings. The flexible layout creates the possibility for a self-contained annexe.

The ground floor has a comfortable, dual aspect reception room at the rear with an open fireplace, while the heart of the home is the 29ft kitchen, dining room and sitting room, which has French doors at the front and an open-plan layout which is ideal for entertaining. The kitchen is fitted with shaker-style units, a central island, a split butler sink and a range cooker, while there is also space for a dining table or a seating area.

Upstairs there are three double bedrooms, all of which have built-in storage. The principal bedroom benefits from a walk-in wardrobe and an en suite shower room, while there is also a family bathroom with a separate shower unit. On the ground floor there is one further bedroom en suite, as well as a utility room, which could be used as a kitchen for a private annexe.

Outside

At the front of the property there is plenty of parking space on the driveway, as well as access to the detached garage. The garden to the rear requires landscaping but includes a patio across the back of the house for al fresco dining, as well as high timber fence borders for privacy from neighbouring properties.

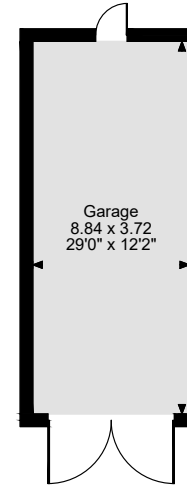
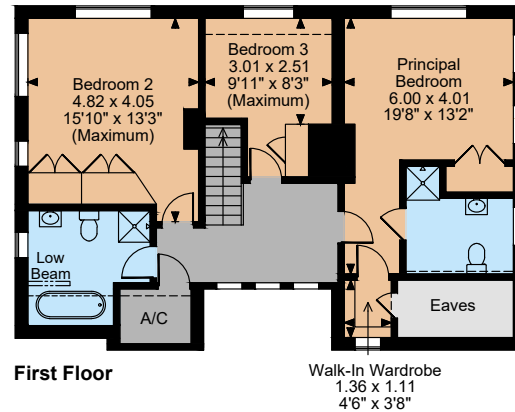
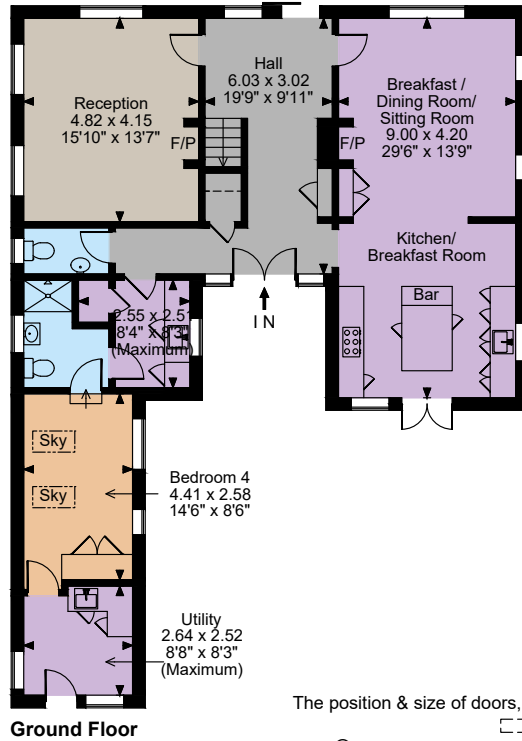
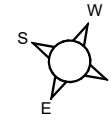
Location

The property is situated in the sought-after village of Cranleigh, on the edge of the Surrey Hills (an Area of Outstanding Natural Beauty). This charming village offers a variety of shops and everyday amenities, including a Sainsbury's and an M&S Simply Food, as well as a variety of restaurants, pubs and cafés. There is also a leisure centre and a medical practice, while schooling is available at the outstanding-rated St. Cuthbert Mayne Catholic Primary School, Cranleigh Church of England Primary School, and for secondary, the Glebelands School as well as the independent Cranleigh School. The regional centre of Guildford is readily accessible and offers an array of shops, restaurants and entertainment. Leisure amenities in Guildford include The Yvonne Arnaud, Electric and G Live theatres, Surrey Sports Park and The Spectrum Sports Centre for a comprehensive range of sporting facilities.





Floorplans
 Jenkins Barn Horsham Road, Cranleigh
 Main House internal area 1,983 sq ft (184 sq m)
 Garage internal area 354 sq ft (33 sq m)
 Total internal area 2,337 sq ft (217 sq m)
 For identification purposes only.



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

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8618724/DWL

Directions

Leave Cranleigh centre along the Horsham Road. After 1/2 mile you will find the property on the right.
 what3words///basis.plan.pampered

General

Local Authority: Waverley Borough Council.
 Tel: 01483 523333
Services: Mains water, gas, electricity and drainage.
Council Tax: TBA
Tenure: Freehold
Guide Price: £1,195,000

Guildford

215-217 High Street, Guildford, GU1 3BJ
01483 306565
 guildford@struttandparker.com
 struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2024. Particulars prepared September 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Over 50 offices across England and Scotland,
 including Prime Central London

