

Premium



Knowle Lane Cranleigh GU6

£8,000 Per Month - Available 11/12/2017



Beyond your expectations



*A fantastic beautifully presented 6 bedroom family home, with the benefit of a self contained annexe. The house is situated in a peaceful rural location, but with easy access to the centre of Cranleigh.*

Rural location | Detached house | Decorated to a very high standard | Drawing room | Dining room | Study | Kitchen/breakfast | Cloakroom | Master suite | Four further bedrooms two with en suites | Family bathroom | Separate Annexe | Ample garaging | Car ports | Large Barn | Gardens.

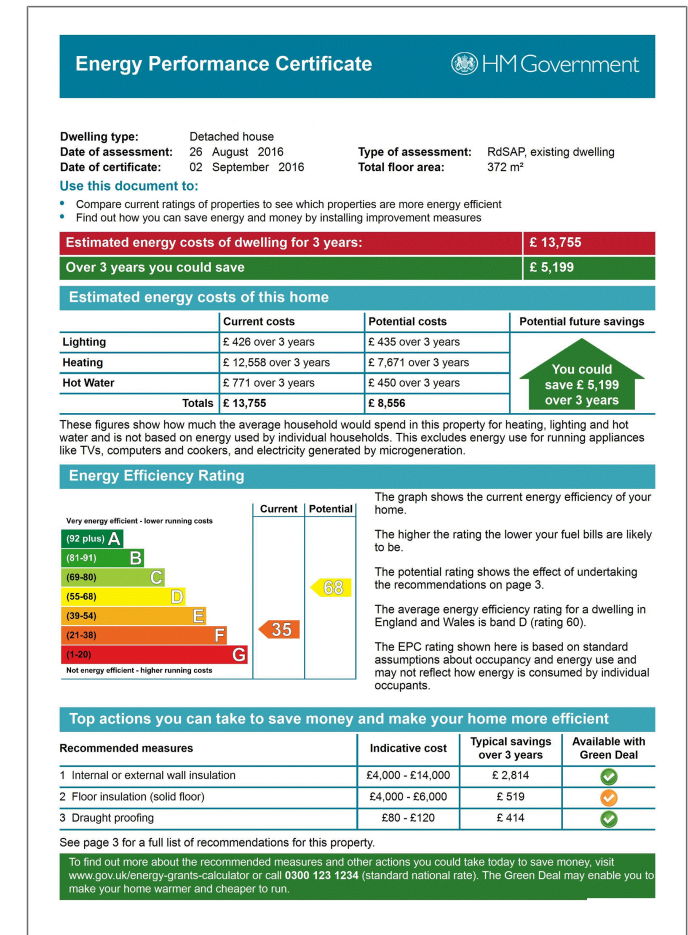
### Description

This fabulous house is situated in a lovely rural location, but with the benefit of easy access to Cranleigh High Street. The house is decorated to an extremely high standard throughout, and benefits from spacious accommodation including Drawing Room, magnificent panelled Dining Room, Kitchen/Breakfast Room, Playroom, Utility Room, Downstairs Cloakroom and Study. On the first floor the master bedroom with en suite bathroom has lovely distant views over fields to the front of the property. There are a further 4 bedrooms and 3 bathrooms, 2 of these are en suite. The property has a separate annexe with a further bedroom and bathroom. Outside there is a large barn, extensive garaging and further carports, and gardens laid mainly to lawn.

### Situation

This is a convenient location close to the heart of the village and its good range of amenities including restaurants, supermarkets, specialist shops, health centre, sports centre and library and yet with a real sense of rural space. Under 11 miles to Guildford and around 9 miles to Horsham, both have a wider range of shopping, social, educational and recreational facilities. There are main line stations with frequent services to Waterloo in both Farncombe (just over 11 miles) and Guildford with services taking approximately 42 and 38 minutes respectively. The A3 at Guildford provides links to the M25 and Heathrow and Gatwick Airports. The village is surrounded by miles of beautiful walking and riding countryside.

### Energy Performance Certificate (EPC)



### Hamptons Guildford Lettings

2 Chertsey Street

Guildford GU1 4HD

Tel: 01483 577 577 - [guildfordlettings@hamptons-int.com](mailto:guildfordlettings@hamptons-int.com)

[www.hamptons.co.uk](http://www.hamptons.co.uk)

**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide.

We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.