

Rycotewood Garage,
Guildford Road, Alfold, Guildford



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A substantial former outbuilding and garage block with consent for development and conversion into a stylish, characterful family home overlooking beautiful countryside just outside sought-after Cranleigh

The property
Rycotewood Garage is a substantial, partly converted red-brick building forming part of a collection of traditional farm buildings offering scope for conversion into a characterful and well-proportioned family home. The property is approached over a long driveway, shared between neighbouring properties, giving access to the private drive and courtyard.

The building, currently provides open-sided barn storage, a garage and a studio or annexe comprising a sitting room and bedroom, together with a large bathroom with a bath and separate shower.

Planning permission has been granted by Waverley Borough Council (reference WA/2023/01647) for its conversion into a spacious family home, Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority. The proposals retain the existing footprint while creating three bedrooms and an open-plan kitchen and family room, with the principal living spaces designed to take advantage of views across the surrounding countryside.

This represents a particularly interesting proposition for a developer or purchaser seeking a substantial residential project with scope to create a thoughtfully designed home.

1,881 sq ft (175 sq m)

1 reception room | 1 bedroom

1 bathroom

Garaging | Garden

Freehold | Rural

Guide price £750,000



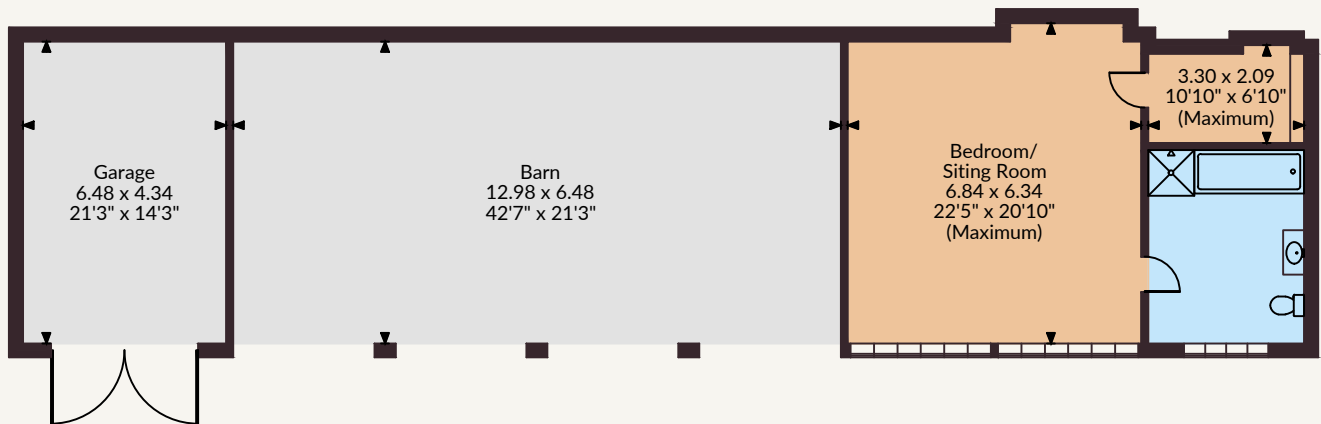
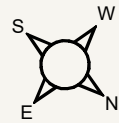
Location
The property is set in a rural location just outside the small village of Alfold. Nearby Cranleigh provides various everyday amenities, including high street shops, a leisure centre, a community hospital and a choice of schools, including several primary schools, Glebelands School for secondary and the independent Cranleigh School. Further facilities can be found in Guildford, Godalming and Horsham, all of which are within 10 miles and together provide easy access to a wealth of shopping, leisure and cultural facilities.

There are excellent road connections to Guildford, Brighton, Gatwick Airport and the M25 Motorway Network, and a variety of recreational and sporting facilities nearby, including Slinfold Golf & Country Club and Horsham Sports Club as well as walking and hiking in the surrounding countryside.

Postcode region: GU6

General
Local Authority: Waverley Borough Council
Services: Mains electricity and water, private drainage (we understand it is compliant with current regulations) .
Council Tax: Band TBC
EPC Rating: TBC
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Rycotewood Garage, Guildford Road, Alfold, Surrey
 Main House internal area 679 sq ft (63 sq m)
 Garages internal area 301 sq ft (28 sq m)
 Barn internal area 901 sq ft (84 sq m)
 Total internal area 1,881 sq ft (175 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Strutt & Parker Guildford

215-217 High Street, Guildford, GU1 3BJ

01483 306565 | guildford@struttandparker.com



@struttandparker struttandparker.com

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