

Bryer Cottage
Cranleigh, Surrey



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A charming residence situated in a picturesque setting on the outskirts of Cranleigh, offering light-filled living spaces and expansive gardens with stunning views across open countryside.

Property

Bryer Cottage is an attractive detached residence occupying a peaceful position on the edge of Cranleigh. Featuring traditional tile-hung elevations and offering more than 1,600 sq ft of accommodation arranged over two floors, the property combines period charm with a layout well suited to modern family living.

The interior is bright and welcoming throughout, including the generous sitting room, which is centred around an attractive brick-built fireplace with a wood-burning stove. A well-proportioned study with access to the garden provides an ideal space for home working, while the formal dining room is well suited to entertaining and opens into a spacious conservatory. Spanning the full width of the house, this versatile room enjoys attractive views over the gardens and provides a seamless connection between the house and its surroundings. The kitchen is fitted with a range of cabinetry and offers space for informal dining, while a utility room with a cloakroom completes the ground floor.

On the first floor, large windows frame views across the gardens and the surrounding countryside. The accommodation comprises three comfortable bedrooms, including the principal bedroom with extensive built-in wardrobes, together with a family bathroom.



Outside

The property is approached via a gravel driveway providing ample parking and access to the garage. The extensive rear gardens are mainly laid to lawn and bordered by mature trees, established hedging and colourful flower beds, creating a high degree of privacy and seclusion. A paved terrace provides an ideal setting for outdoor dining and entertaining while enjoying uninterrupted views across the neighbouring fields. A detached timber shed provides useful garden storage. In all the plot extends to 0.67 acre.

Location

Cranleigh, one of England's largest villages, offers an excellent range of everyday amenities including independent shops, supermarkets, cafés, restaurants, healthcare facilities and leisure amenities. The surrounding Surrey Hills National Landscape provides exceptional opportunities for walking, cycling and riding, while the nearby towns of Guildford, Godalming and Horsham offer a wider range of shopping, cultural and recreational facilities. The area is particularly well regarded for its schooling, with an excellent selection of independent schools including Cranleigh School, Hurtwood House, Charterhouse, Prior's Field and Duke of Kent School.

Communications are excellent, with rail services from nearby Guildford and Godalming providing regular services to London Waterloo, while Horsham offers connections to London Victoria. The A281 links Cranleigh with Guildford and Horsham, while the nearby A3 provides access to London, the south coast and the wider motorway network. Gatwick Airport is also readily accessible for domestic and international travel.

Postcode region: GU6

General

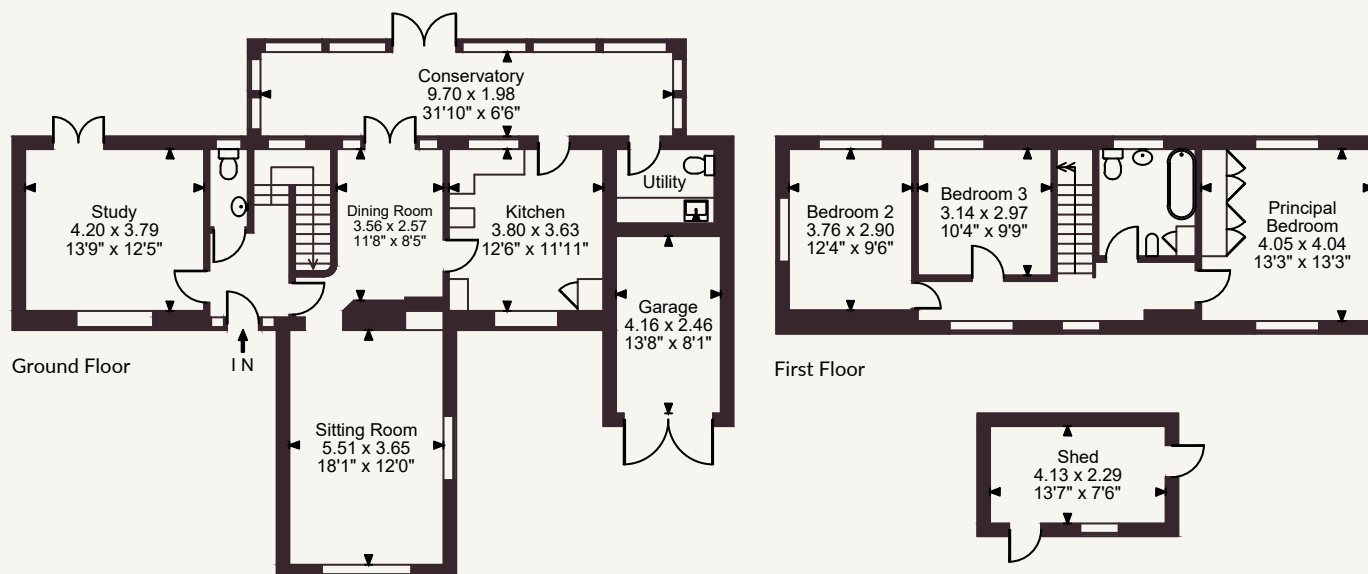
Local Authority: Waverley Borough Council.
Tel: 01483 523333
Services: Mains water and electricity. LPG and private drainage which may not be compliant to current regulations. Further information is being sought.
Council Tax: Band G
EPC Rating: TBC
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1,637 sq ft (152 sq m)
3 reception rooms | 3 bedrooms
1 bathroom | 1 cloakroom
Garage | Freehold
Semi-rural
0.67 acres

Guide price £900,000



Bryer Cottage Hall Place, Cranleigh
 Main House internal area 1,637 sq ft (152 sq m)
 Garage internal area 110 sq ft (10 sq m)
 Shed internal area 102 sq ft (9 sq m)
 Total internal area 1,849 sq ft (172 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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