

Hall Place Farm,
Hall Place, Cranleigh, Surrey

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A fine Grade II listed farmhouse dating from the 15th century, retaining an exceptional wealth of period features alongside beautifully appointed modern additions, excellent fully converted ancillary accommodation and two acres of grounds.

Property

Hall Place Farm is a handsome Wealden-style house with a fascinating architectural history and an impressive blend of original character and later additions. The property features generous light-filled spaces whilst retaining exposed timber framing, beams, brickwork and original fireplaces. The result is ideally suited to modern family life.

The reception hall makes an impressive introduction, with wooden flooring, exposed beams and brickwork, and an inglenook-style fireplace housing a wood-burning stove. A private study and formal dining room lie off the hall, the latter distinguished by its striking double-height vaulted ceiling and galleried landing. The impressive, recently built drawing room is equally atmospheric, with quadruple aspect, vaulted ceiling, exposed timber framing and a dramatic double-height gable-end window, together with a substantial brick fireplace.

At the rear of the house, the 33ft open-plan kitchen and breakfast room provides an excellent space for everyday living and entertaining. An inglenook fireplace adds character, while the contemporary kitchen is equipped with a central island, Everhot range, Quooker tap and integrated appliances.

The first floor provides four vaulted bedrooms, including a superb principal suite giving views to the South Downs, with dressing room, en suite shower room and mezzanine bath. Two further bedrooms share a bathroom accessed from the galleried landing, while a separate wet room serves the fourth bedroom.

The property is complemented by an impressive collection of ancillary accommodation and outbuildings which can be configured to suit the future owners needs. A converted granary studio provides two en suite bedrooms, while the barn annexe incorporates a studio, large games room, bath and shower rooms. Further buildings provide useful storage. The gardens include sweeping lawns, mature trees and established planting, a walled garden, kitchen garden, orchard, and terraces for outdoor dining.

All the accommodation, including the annexes are well maintained with good insulation. The main house has heating and hot water supplied by a ground source heat pump, making the whole property economical to run, as evidenced by the EPC ‘C’ rating.

6,046 sq ft (562 sq m) | Freehold
Main house: 4 reception rooms | 4 bedrooms | 3 bathrooms
Ancillary accommodation: Granary and barn annexes
Rural | Landscaped 2 acre grounds | Walled garden

Guide price £1,675,000

Location

Hall Place Farm enjoys a peaceful rural position close to the village of Dunsfold, with the thriving village of Cranleigh nearby, offering a comprehensive range of everyday amenities, independent shops, cafés, restaurants and leisure facilities. The county town of Guildford provides an extensive choice of shopping, dining and cultural attractions. The area is well served by highly regarded independent schools, including Cranleigh School, Cranleigh Preparatory School, Charterhouse and the Royal Grammar School in Guildford.

Transport connections include the A281 and A3 providing convenient road links north towards Guildford, London, the M25 and south to Horsham and the coast. Mainline rail services to London Waterloo are available from Guildford, with additional services from Milford and Witley.

Postcode region: GU6

General

Local Authority: Waverley Borough Council
Services: Mains water, electricity, shared private drainage (we understand it is compliant with current regulations), ground source heat pump and EV charging point.
Council Tax: Band H
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Main House 3444 sq. ft / 320.00 sq. m
Studio 521 sq. ft / 48.44 sq. m
Outbuildings 1062 sq. ft / 98.68 sq. m
Annexe / Guest Accomodation 1019 sq. ft / 94.63 sq. m
Total 6046 sq. ft / 561.75 sq. m



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

 @struttandparker struttandparker.com

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