



# Nightingales

Horsham Road, Cranleigh, Surrey


**STRUTT  
& PARKER**


BNP PARIBAS GROUP





# A four-bedroom property with plenty of character and extensive gardens, in a sought-after rural position


A comfortable and well-appointed detached family home, set in a peaceful rural position close to the popular village of Cranleigh and its various amenities. The property features airy, flexible accommodation with clean, neutral décor throughout, while outside, a spacious south-facing garden complements the property's attractive rural position.


**3 RECEPTION ROOMS**


**4 BEDROOMS**


**2 BATHROOMS**


**GARAGE**

**1.25 ACRES**

**FREEHOLD**

**RURAL**

**2,326 SQ FT**

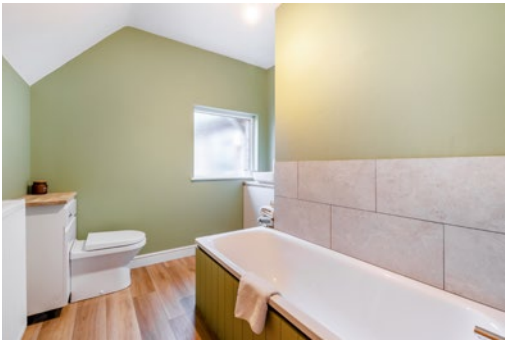
**GUIDE PRICE  
£1,000,000**

## The property

Nightingales is a splendid detached family home, offering beautifully presented, relaxed, and inviting accommodation arranged across two light-filled floors.

The ground floor has two main reception rooms, including the generous sitting room with its woodburning stove and triple aspect, including sliding glass doors opening to the south-facing rear garden. There is also a family room with windows to the front and rear, offering further space in which to relax as a family. The ground-floor study provides space for private home working, while the 26ft, open-plan kitchen and dining area is an additional social space, featuring a brick-built fireplace fitted with a log burner, and plenty of space for a family dining table. The kitchen itself has modern shaker-style fitted units, wooden worktops, a central island and integrated appliances, including an oven, an induction hob and an extractor hood. The utility room and boot room provide further space for appliances and home storage.

Upstairs there are four double bedrooms, including the principal bedroom with its dressing room and ensuite bathroom, which has a bathtub, a WC and a pedestal washbasin with storage underneath. One additional bedroom has built-in wardrobes, while two have access to an eaves storage space. Also on the first floor is a family bathroom with an over-bath shower and built-in storage.





## Outside

At the front of the property, the garden has an area of gravel terracing and a lawn, bordered by dwarf walls. Access for vehicles is to the side, where there is a large parking area. A garage and workshop are found in a shaded meadow area to the other side of the house, providing storage space and accessed through a gated entrance. The garden is mostly found to the rear of the house, benefitting from the sunny south-facing aspect. There is an area of patio for al fresco dining, with a generous, rolling lawn beyond, as well as various mature trees and established border hedgerows. The garden offers plenty of potential for further landscaping or development, subject to the necessary consents.

## Location

The property is situated in a rural position just outside the sought-after village of Cranleigh. 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 with several state schools in the primary sector, a state secondary 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. The miles of surrounding countryside are ideal for walking, cycling and riding. Excellent golfing facilities are available and include Cranleigh Golf and Country Club.



## Distances

- Cranleigh 1.5 miles
- Horsham 9.5 miles
- Godalming 10.5 miles
- Guildford 10.5 miles
- Dorking 13.5 miles
- Crawley 16.0 miles

## Nearby Stations

- Horsham
- Guildford

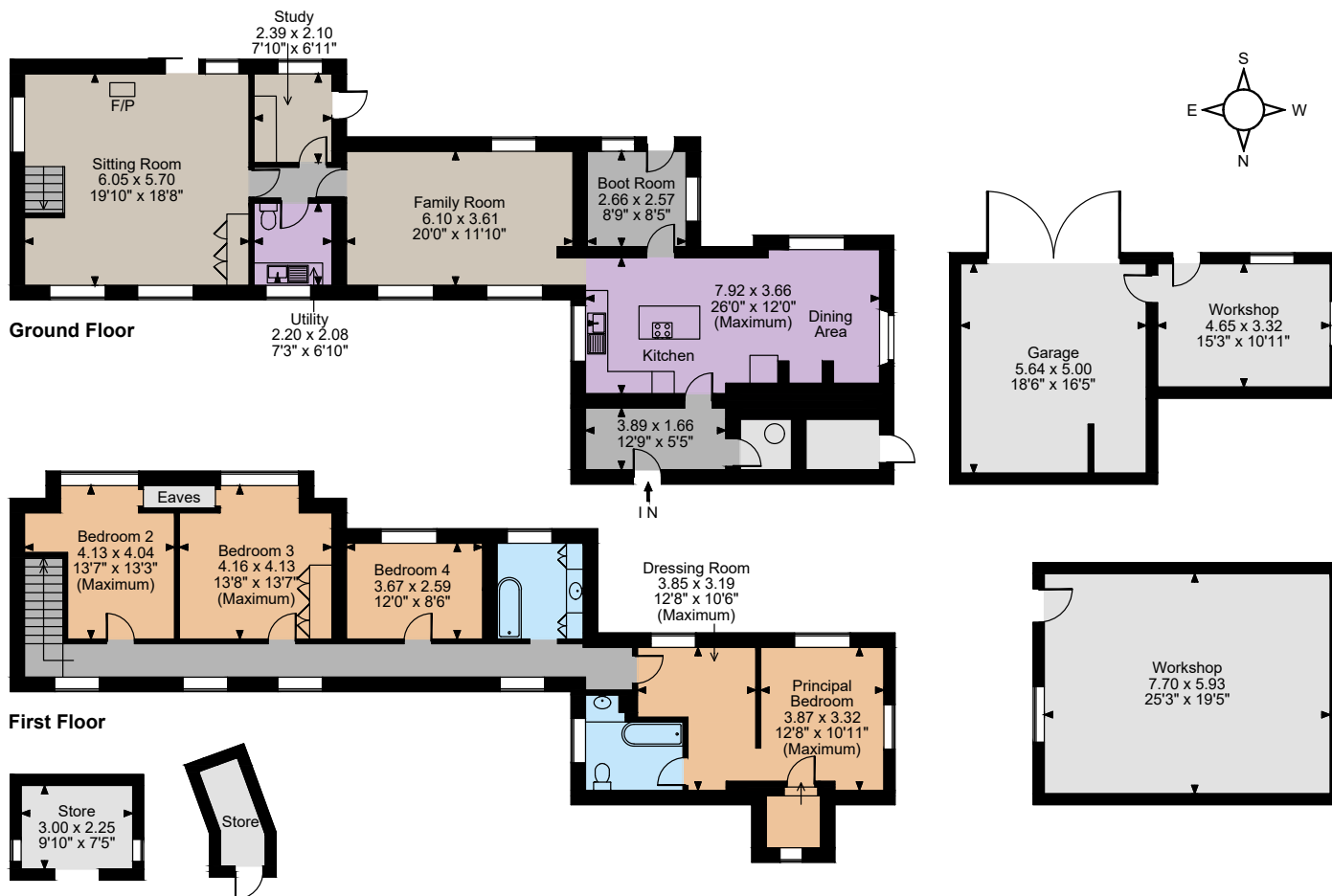
## Key Locations

- Holmbury Hill
- Cranleigh Golf & Country Club
- Leith Hill (National Trust)

## Nearby Schools

- Ewhurst CofE Infant School
- Duke of Kent School
- Hurtwood House School
- Cranleigh School
- Pennthorpe School





## Floorplans

Main House internal area 2,326 sq ft (216 sq m)  
Garage & Workshops internal area 971 sq ft (90 sq m)  
Stores internal area 137 sq ft (13 sq m)  
Total internal area 3,434 sq ft (319 sq m)  
For identification purposes only.

## Directions

GU6 8EH  
what3words: ///scored.provider.voltages

## General

Local Authority: Waverley Borough Council.  
Tel: 01483 523333

Services: Mains water, electricity, air source heat pump and solar panels. Private drainage compliant with current regulations.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

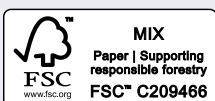
EPC Rating: C

## Guildford

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