



Newhouse Farm Cottage, Knowle Lane, Cranleigh

# Newhouse Farm Cottage, Knowle Lane, Cranleigh, Surrey GU6 8UW

A substantial 5 bedroom attached house adjoining the Downs Link.

Cranleigh village centre 2 miles, Godalming 11 miles, Guildford 11.8 miles (London Waterloo 42 minutes), Horsham 11 miles, Gatwick Airport 26 miles, Brighton 34.5 miles, Central London 44.8 miles

Sitting room with inglenook fireplace | Dining room | Family room | Kitchen/breakfast room with Aga | 2nd kitchen/utility room | Cloakroom | 5 Bedrooms, one with Jack and Jill bathroom | Family bathroom | Double garage | Barn | Double car port | Studio | Outbuilding | EPC rating E

## Description

Newhouse Farm Cottage is a charming 16th century Grade II listed farmhouse of immense character with exposed beams, an inglenook fireplace and an Aga.

The cottage is deceptively spacious, providing three reception rooms, one with an inglenook fireplace and many exposed timbers. There is also a cloakroom, kitchen/breakfast room with oil fired Aga and a secondary kitchen/utility room on the ground floor.

The first floor provides five generous bedrooms, the principal bedroom being en suite with a 'Jack and Jill' door to the landing, there is also a family bathroom.





## Outside

Newhouse Farm Cottage is set in a delightful location, at the end of a private lane which leads directly to the Downs Link.

The rear garden is a particular feature of the property with an attractive terrace adjoining the rear of the house, a gate leads to the main area of garden which is mostly laid to lawn. In all the plot extends to over 1/2 acre.

Opposite the front of the house is a driveway leading to the double carport and barn. To one side is the studio, which requires repair. Continuing past the house there is a double garage.

## General

**Local Authority:** Waverley Borough Council.

Tel: 01483 523333

### Services:

Mains water, electricity, oil fired central heating and Klargester private drainage.

### Council Tax:

Tax Band G.

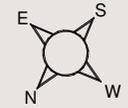
**Tenure:** Freehold

**Guide price:** £1,100,000



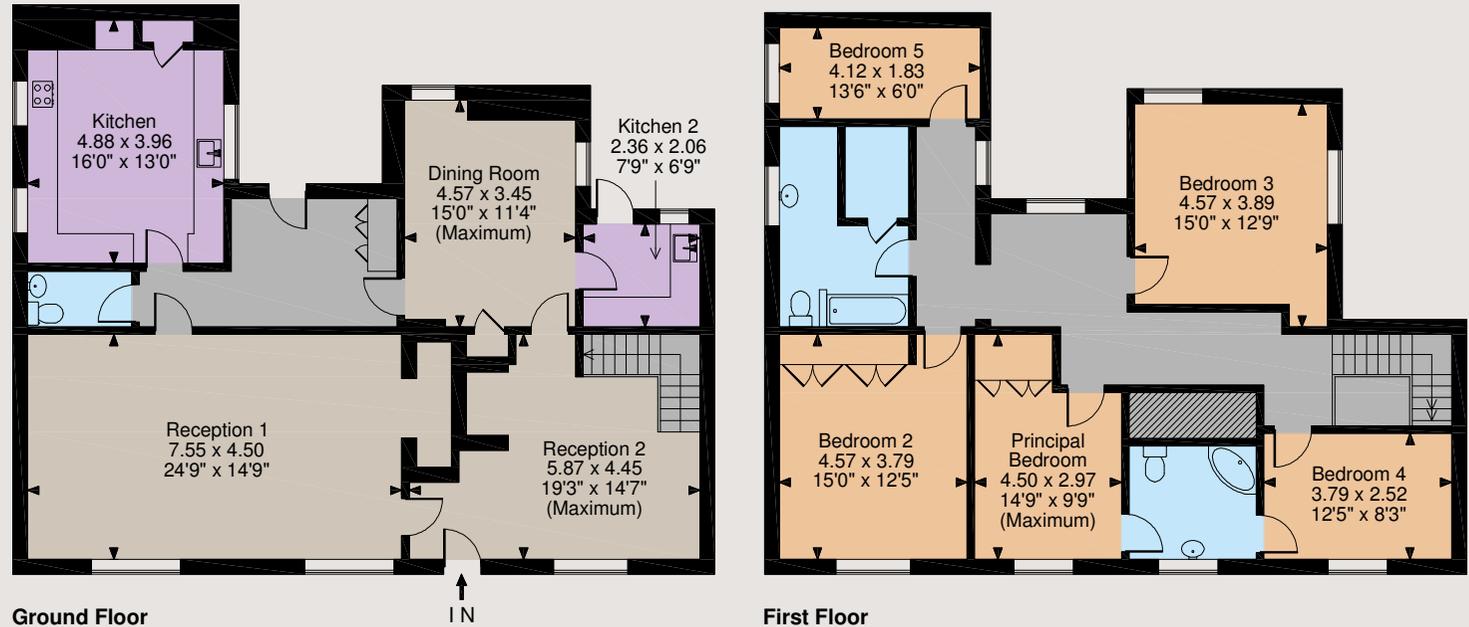


Newhouse Farm Cottage, Knowle Lane, Cranleigh  
 Internal area 2,325 sq ft (216 sq m)  
 For identification purposes only.



### Directions

From Cranleigh High Street, proceed out of the village on Knowle Lane, continuing for 1.5 miles, passing Waterbridge Farm on the right and then Hammer Lane and Hammer Farm on the left. After Hammer Lane take the next road which forks to the left off Knowle Lane and follow the road down for about 1.5 miles. Fortune House will then be on the right and Newhouse Farm Cottage is facing you. Drive straight on and park on the right between the gates.



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

215-217 High Street, GU1 3BJ

**01483 306565**

guildford@struttandparker.com  
 struttandparker.com

@struttandparker

/struttandparker

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