

Waterbridge Farm
Knowle Lane, Cranleigh, Surrey



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A striking Grade II listed period farmhouse that beautifully balances historic character with sensitive modern enhancements, boasting exquisite exposed timbers and an inglenook fireplace, within a highly desirable Surrey setting.

Property
Waterbridge Farm is a captivating Grade II listed period home, dating from the 16th century with 17th-century additions, showcasing classic tile-hung and painted brick elevations beneath a traditional tiled roof. Beautifully presented throughout, the property combines its rich architectural heritage with stylish contemporary living, providing more than 2,400 sq ft of thoughtfully arranged accommodation. A wealth of period character has been carefully preserved, including extensive exposed timber framing, rustic timber doors and flagstone flooring.

The principal reception room is the impressive sitting room, centred around a magnificent brick inglenook fireplace fitted with a wood-burning stove, creating a warm and inviting focal point. From here, the accommodation flows into a generous open-plan kitchen and dining room. Designed with both family life and entertaining in mind, this light-filled space features a central island, bespoke-style cabinetry, integrated appliances and French doors opening directly onto the terrace. A versatile fourth bedroom, ideal as a guest room or home office, together with a neighbouring utility room, completes the ground-floor accommodation.

The first floor provides three beautifully presented double bedrooms and a study with vaulted ceiling. The principal bedroom has the benefit an elegant shower room with exposed brickwork, contemporary glass screens and quality brass fittings. The remaining bedrooms are served by a luxurious family bathroom, featuring a freestanding corner bath and a petrified wood washbasin.

2,097 sq ft (195 sq m)
2 reception rooms | 4 bedrooms
2 bathrooms | Outbuilding
0.75 acre
Village
Freehold

Guide price £1,195,000



Outside
The property is approached via a generous gravel driveway providing ample parking for several vehicles. The mature gardens wrap around the house and are predominantly laid to lawn, interspersed with established hedgerows, specimen trees, colourful flower borders and a traditional well, all creating an idyllic setting. A spacious paved terrace provides an excellent space for al fresco dining and outdoor entertaining, while a range of useful outbuildings includes a substantial summer house, a storage shed and a charming children's playhouse.

Location
Waterbridge Farm enjoys a peaceful rural setting on the edge of the Surrey Hills National Landscape, while remaining conveniently close to the thriving village of Cranleigh which provides a comprehensive range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, a leisure centre and healthcare facilities. The nearby county town of Guildford offers extensive shopping, cultural and leisure opportunities, with Horsham, Godalming and Haslemere also within easy reach.

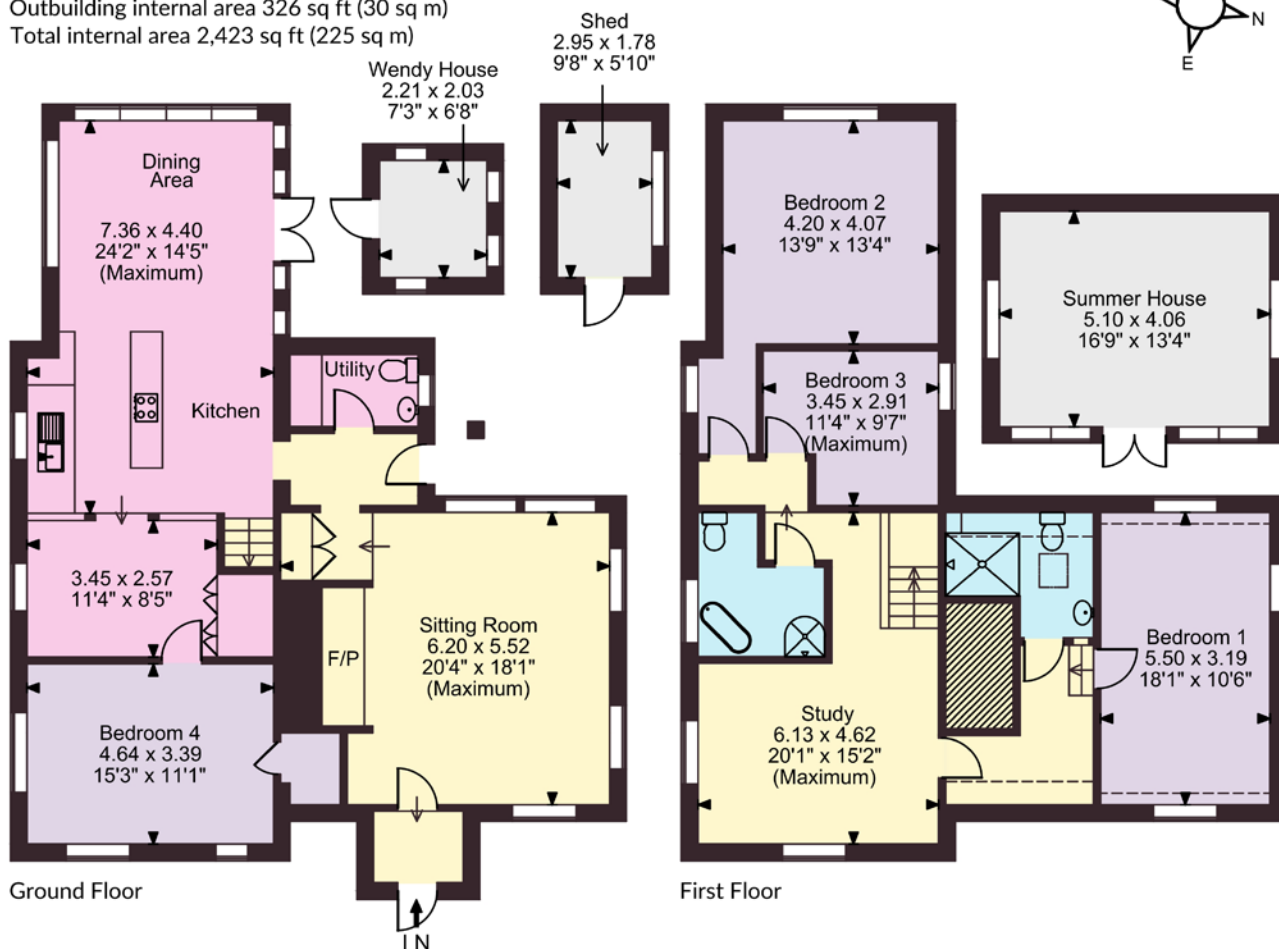
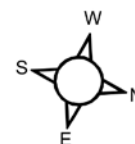
The area is particularly well served by highly regarded schools, including Cranleigh School, Hurtwood House, St Catherine's School in Bramley and Prior's Field in Godalming, alongside excellent state options. Regular services from Guildford, Godalming and Horsham provide direct links to London Waterloo and London Victoria. The A281 offers convenient access to Guildford and Horsham, while the nearby A3 connects with London, the M25 and the south coast.

Postcode region: GU6

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



Waterbridge Farm Knowle Lane, Cranleigh
 Main House internal area 2,097 sq ft (195 sq m)
 Outbuilding internal area 326 sq ft (30 sq m)
 Total internal area 2,423 sq ft (225 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□□□□ Denotes restricted head height

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