



Highfold House, The Warren, Ewhurst, Cranleigh, Surrey

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A unique detached property with stunning far reaching views, set in approximately 2.45 acres

Ewhurst 1.3 miles, Cranleigh 2.5 miles, Shalford station 8.6 miles (56 minutes to London Waterloo via Guildford), A3 9.3 miles, Guildford town centre 10.0 miles, M25 (Jct 10) 13.5 miles

Entrance hall | Drawing room | Dining Room
Snug | Games room | Kitchen | Cloakroom
Principal bedroom with en suite | 4 Further bedrooms, 1 with en suite | Separate WC
Annexe | Double garage with lower and upper store | Shed Garden and grounds, approximately 2.45 acres
EPC Rating E.

The property

Highfold House is an attractive and spacious detached family home, set in beautiful grounds with stunning views across the Surrey Hills. The property features five bedrooms and more than 3,500 square feet of light, airy and comfortable accommodation, with five flexible reception rooms.

The largest reception room is the 23ft drawing room, which has a fireplace fitted with a woodburning stove and French doors opening onto the garden. There is also a well-proportioned reception hall, a snug, a music room and a formal dining room. The kitchen is fitted with wooden storage units and features a split butler sink, a central island and a range cooker, as well as space for a breakfast table.

The first floor has five bedrooms, split across two areas accessed by different staircases.

One area has three double bedrooms of similar proportions, one of which is en suite, and a family bathroom with a separate WC. The other area has two further double bedrooms, one of which is en suite, while the other has fitted storage and could be used as a dressing room.

Outside

The property has an extensive south-facing garden, which drop away from the house's elevated location to provide stunning views across the surrounding hills and countryside. The grounds extend to approximately 2.45 acres and include rolling lawns and gently sloping meadows, peaceful wooded areas, paved terracing and a variety of shrubs and trees. To the front there is a tarmac driveway, providing parking space and access to the two garages, as well as the annexe, which offers further accommodation, or could be used as a study or home gym.

Location

The property is situated in a highly desirable, secluded position in the Surrey Hills Area of Outstanding Natural Beauty, close to the villages of Ewhurst and Cranleigh. The property is surrounded by woodland and sits in an elevated position on Pitch Hill, with views across the stunning Surrey countryside. A mile away, Ewhurst has a village hall and an infants school, while the larger village of Cranleigh lies just over two miles away. 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 at the outstanding-rated St. Cuthbert Mayne Catholic Primary School, Cranleigh Church of England Primary School, and for secondary, the Glebelands School as well as the independent Cranleigh School. Guildford is easily accessible, with its array of shops, restaurants and entertainment. The miles of surrounding countryside is ideal for walking, cycling and riding. Excellent golfing facilities are available and include Cranleigh Golf and Country Club.





Directions

From Guildford, take the A246/A25 (Epsom Road) away from the town centre, and at the roundabout, take the third exit to stay on Epsom Road, which then sweeps to the left and becomes Trodds Lane. After just more than a mile, at the junction, turn right onto the A25/ Shere Road and after nearly three miles, in Gomshall, turn right onto Queen Street. After a mile, turn left onto Burrows Cross, and then right onto Lawbrook Lane. Continue for two and a half miles, and at the junction, turn left onto Pitch Hill. After a third of a mile, take the entrance on the right, and you will find the property shortly on the left-hand side.

General

Local Authority: Waverley Borough Council.
Tel: 01483 523333.

Services: Mains water, electricity and gas private drainage full details to be provided on request

Council Tax: The property is in Tax Band H.

Tenure: Freehold.

Price: £2,500,000

Guildford

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Main House internal area 3,543 sq ft (329 sq m)
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Annexe internal area 385 sq ft (36 sq m)



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