



NEW PARK

Horsham Road, Cranleigh, GU6 8EJ



HILL CLEMENTS



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Surrey GU6 8EJ

A delightful Grade II Listed farmhouse with extensive exposed beams, fine fireplaces and other period features set within three-acre grounds with a swimming pool and tennis court on the outskirts of Cranleigh village and only 1.5 miles from the High Street

**5 BEDROOMS: 3 BATHROOMS: GALLERIED
RECEPTION HALL: CLOAKROOM: SITTING
ROOM: DINING ROOM: STUDY:
KITCHEN/BREAKFAST ROOM: UTILITY ROOM:
POTENTIAL ANNEXE/GAMES ROOM WITH
BEDROOM AND BATHROOM ABOVE: DOUBLE
CAR PORT AND GARAGE: SWIMMING POOL:
REFURBISHED TENNIS COURT: GARDENS AND
GROUNDS OF APPROXIMATELY 3 ACRES**

Cranleigh High Street – 1.5 miles.
Guildford Main line station (Waterloo 38 mins) – 10.5 miles.

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THE LOCATION

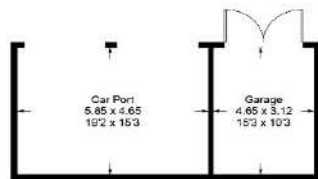
New Park is approached by a long and impressive tree lined driveway with fields either side, serving three properties. The location is totally secluded with lovely views at the rear over fields. Cranleigh High Street is only 1.5 miles and can be reached on foot via a nearby footpath. Here the bustling High Street has three supermarkets, including a Marks & Spencer's Food Hall, a fine butchers and fish monger, independent shops and there is also a weekly market. There is a Leisure Centre and nearby Golf and Country Club. There are also many schools in the vicinity, including Cranleigh School within the village. For commuters Guildford and Horsham have main line services and both are approximately ten miles.

THE PROPERTY

New Park is a very attractive Grade II Listed tile hung farmhouse with an abundance of period features including extensive exposed beams, fine fireplaces and leaded light windows throughout. The accommodation is flexible and could incorporate an annexe in the east wing if required. There is a large beamed and galleried reception hall, with inglenook fireplace and fitted wood burning stove, which creates a very impressive first impression of the accommodation, with cloakroom and study off, a dining room and large "L" shaped sitting room, again with a lovely deep fireplace with wood burning stove. The large kitchen/breakfast room has an Aga and glazed doors to the garden. There is also a utility and large larder. On the first floor there are five principal bedrooms and three bathrooms, with another bedroom above the games room, which could combine to form an annexe, ideal for an au pair or teenager.



Approximate Gross Internal Area = 510.2 sq m / 5492 sq ft
 Garage = 14.4 sq m / 155 sq ft
 Total = 524.6 sq m / 5647 sq ft
 (Excluding Void / Car Port))



(Not Shown In Actual Location / Orientation)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID783654)
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OUTSIDE

There is a long tree-lined driveway leading from the Horsham Road, with fields either side which leads to New Park and two other properties. This continues around to New Park and culminates in a parking area by the front door and the garage/car port.

The gardens and grounds surround New Park and comprise extensive areas of lawns, hedging and mature trees. The swimming pool is situated in a secluded enclosure to the east of the driveway and the tennis court sits to the west of the house. There are lovely views at the rear over adjoining fields and a nearby footpath leads into Grove Road and provides easy access to the High Street. In all just over 3 acres.

DIRECTIONS

From Cranleigh High Street take the Horsham Road from mini roundabout and proceed out of the village heading towards Rudgwick for approximately one mile. Carry on past the turning to Grove Road and continue over the brow of the hill where the driveway to New Park will be found on the left. Bear right at the top of the drive and then left into New Park.

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