



SMITHWOOD FARMHOUSE

Smithwood Common, Cranleigh, GU6 8QY



HILL CLEMENTS



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Surrey, GU6 8QY

A charming Grade II Listed period farmhouse, believed to date back to the late 14th Century, with 16th Century barn, all set within 2.56 acres on Smithwood Common, on the outskirts of popular Cranleigh village

**5 BEDROOMS: 3 BATHROOMS (1 EN SUITE):
ENTRANCE HALL: DRAWING ROOM: SITTING
ROOM: DINING ROOM: STUDY:
CONSERVATORY: KITCHEN/BREAKFAST ROOM:
2 UTILITY ROOMS: 2 INNER HALLWAYS: PARTY
BARN WITH ADJOINING TRIPLE GARAGE:
FURTHER OPEN ENDED BARN: GARDEN STORE
AND GREENHOUSE: LOVELY 2.56 ACRE
GROUNDS WITH HALF ACRE LAKE**

Cranleigh High Street – 1.9 miles.
Guildford Main line station (Waterloo 38 mins) – 7 miles.

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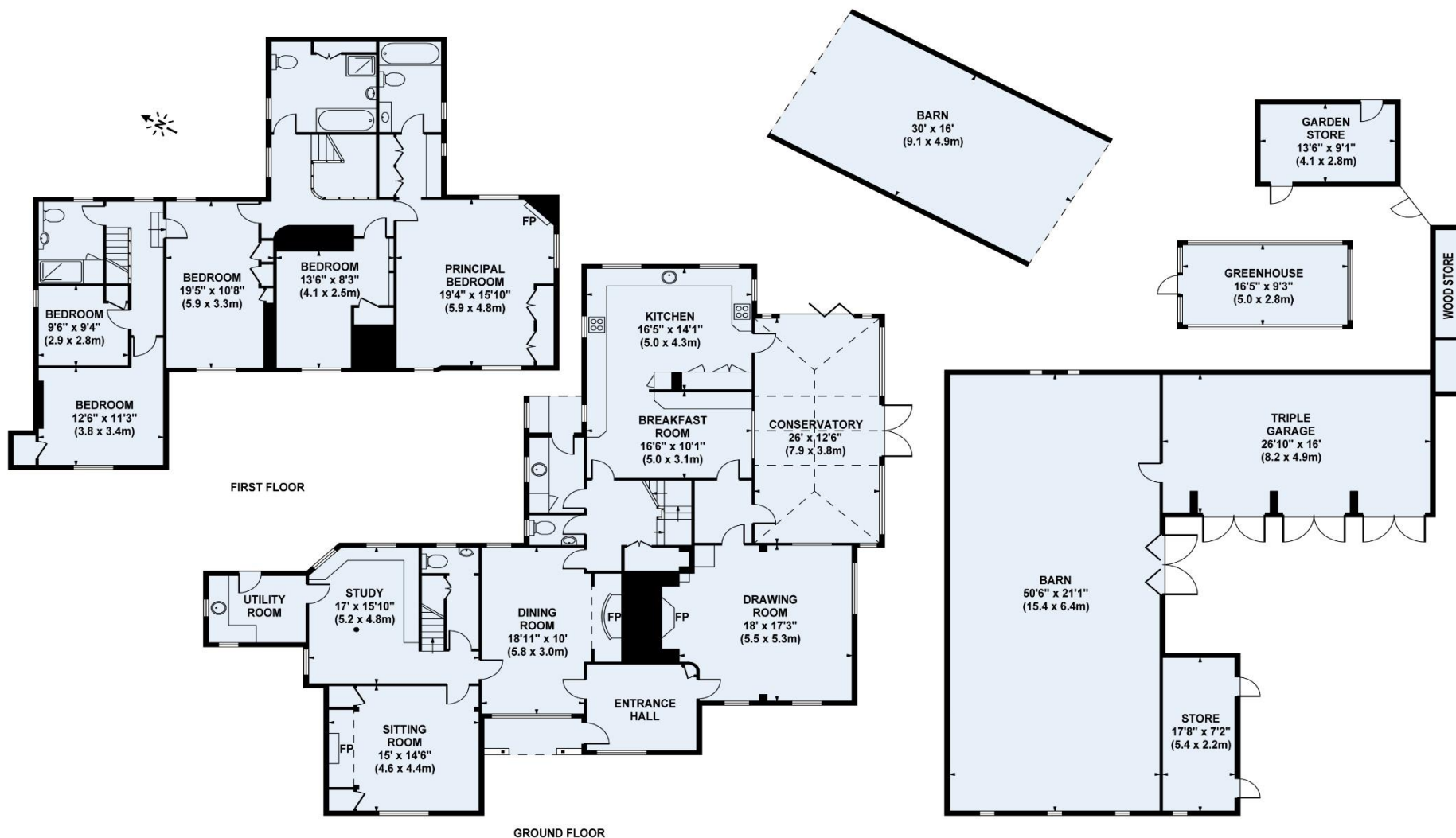
THE LOCATION

Smithwood Farmhouse is delightfully situated on Smithwood Common, adjoining miles of common land and close to Winterfold Forest and The Hurtwood, providing excellent riding, walking and mountain bike trails. Cranleigh's bustling High Street is less than two miles away with its supermarkets, including Marks & Spencers Food Hall and Sainsbury's, restaurants, coffee shops, butchers, fish mongers, many other shops and a weekly market on Thursdays. Cranleigh has thriving cricket, football and rugby clubs, a Leisure Centre and a golf and country club. There are many schools in the vicinity, including Cranleigh School. The county town of Guildford, with its main line station and regular commuter service to Waterloo is seven miles away.

THE PROPERTY

The house is believed to date back to the late 14th Century and was probably built as a four-bay medieval hall house. There were changes in the sixteenth and seventeenth centuries and it was, at one time, divided into three cottages, and then two until the 1960's. It was extended and modernised in 2009, when the conservatory was added and the laundry/utility room was built in 2017. There are exposed timbers and many fine features of its period throughout the five bedrooms, three bathrooms and four reception rooms, with the large conservatory adding a bright contrast. There is a 16th Century barn with stone flooring and under floor heating, ideal as a party venue. Adjoining the barn is a three bay garage and a lean to store. There is a further open ended barn in the garden and a garden store nearer to the house. Smithwood Farmhouse provides charming, varied and fascinating living spaces, all modernised and presented beautifully.





APPROX. GROSS INTERNAL FLOOR AREA 3699 SQ FT / 343 SQ M (MAIN HOUSE)
 APPROX. GROSS INTERNAL FLOOR AREA 2377 SQ FT / 221 SQ M (OUTBUILDINGS)
 APPROX. GROSS INTERNAL FLOOR AREA 6076 SQ FT / 564 SQ M (TOTAL)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

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OUTSIDE

Smithwood Farmhouse is approached through a five-bar gate to a farmyard style parking area in front of the barn and garage. There is a mature rose garden at the front and gates to the rear where there is a very large paved terrace, ideal for entertaining, extensive lawns, surrounded by well stocked herbaceous borders, mature shrubs and many specimen trees. The open ended barn is situated near to the lake enclosure which is walled and gated; there are walkways and a charming pedestrian bridge to an island. The lake, which extends to approximately half an acre, is stocked with fish. In all the garden and grounds extend to approximately 2.56 acres.

DIRECTIONS

From Guildford take the A281 Horsham Road out of town and turn left in Shalford to Wonersh. Continue through Wonersh and Shamley Green villages bear left at the roundabout at Gaston Gate Garage and turn first left into Smithwood Common Road. Smithwood Farmhouse will be found on the left, just before the right hand bend and the turning to Alderbrook Road.

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