



HILL CLEMENTS
SALES AND LETTINGS

PRICE GUIDE

£2,350,000

Cranley Dene
Guildford, GUI 2LP



In an exclusive gated private cul de sac of only three properties, within a very short walk of Tormead, Royal Grammar School and Guildford High School – a beautifully appointed and very spacious family house of approximately 5,000 sq. ft. including five bedrooms, six bathrooms and a self contained studio apartment

PROPERTY SUMMARY

I Cranley Dene was completed in 2003 by Grenville Homes to a very high specification and was modified and greatly extended to complement the lifestyle of the owners. The house has unusually spacious and very practical accommodation which, coupled with the convenience of the situation, provides a very special and convenient lifestyle for a growing family, with perhaps an au pair, who wish to be within



6



7



4







Cranley Dene is an exclusive gated cul de sac of only three substantial detached houses set just off Cranley Road and within a very short walk of Lanesborough, Tormead and Guildford High School. The historic cobbled High Street is only one mile with its excellent range of designer shops, adjoining shopping malls and nearby restaurants and bars catering for all tastes. The Spectrum Leisure Centre and Stoke Park are also within walking distance. The location is therefore ideal for families with many other schools nearby including Boxgrove, George Abbot and The Royal Grammar School.

There are high ceilings throughout with concrete floors, high quality internal doors and a stunning family room with glazed roof. The principal bedroom suite has two en suites with “his and hers” dressing rooms and bathrooms. There are four further double bedrooms, each with en suites. There is an elegant formal first floor drawing room with access directly onto the rear garden whilst the remainder of the reception areas are on the ground floor. Here there is an impressive reception hall with cloakroom and a sitting room and study.

The heart of the house is centred around a superb recently refitted kitchen/breakfast room which opens into the stunning family room and dining room, providing wonderful entertaining areas. The self contained studio apartment has totally separate external access and comprises a bed/sitting room with kitchenette and shower room. There is an integral double garage and a secluded 50' rear garden







Guildford High Street - 1 mile

London Road Railway Station - 0.8 miles

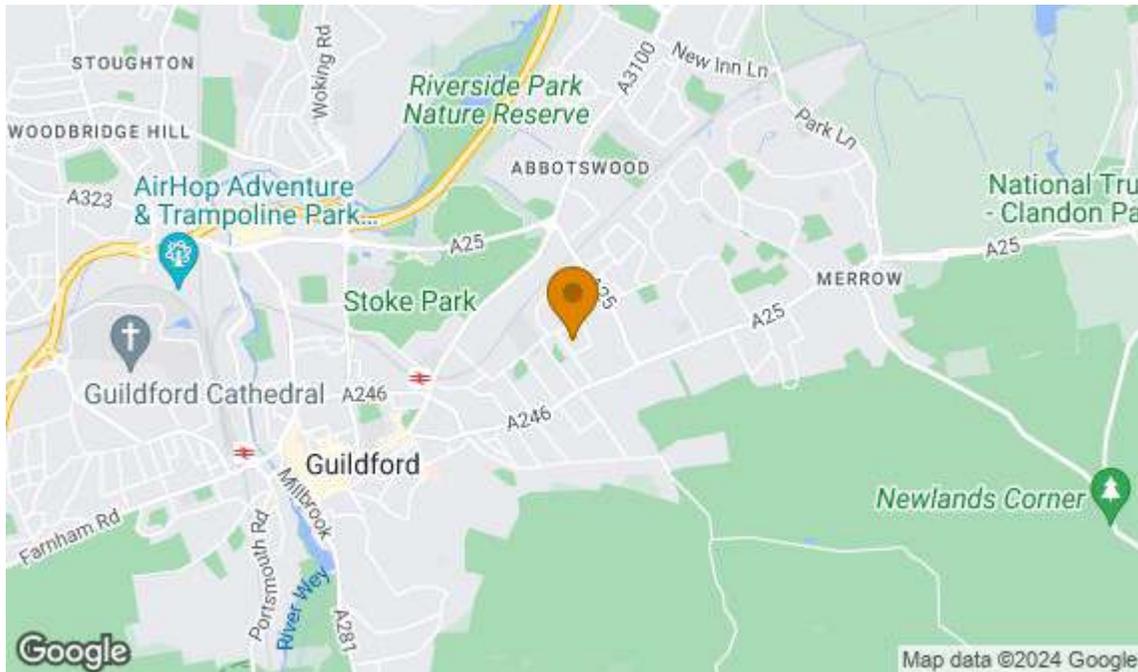
Guildford Mainline Railway Station - 1.4 miles

A3 junction - 1.5 miles

M25 - 8.1 miles

Heathrow Airport - 21 miles

Gatwick Airport - 25 miles



DIRECTIONS

From the mini roundabout at the top of Guildford High Street bear left into the London Road and carry on over the traffic lights. Take the first turning on the right hand side into Clandon Road and turn right at the end into Cross Lanes which bears left into Cranley Road. Continue along passing Tormead School on the left and Pit Farm Road on the right and take the next right into the private driveway to Cranley Dene. Proceed through the gates and number 1 is the first house on the left.

LOCAL AUTHORITY
 Guildford Borough Council

TENURE
 Freehold

COUNCIL TAX BAND
 H

VIEWINGS
 By prior appointment only

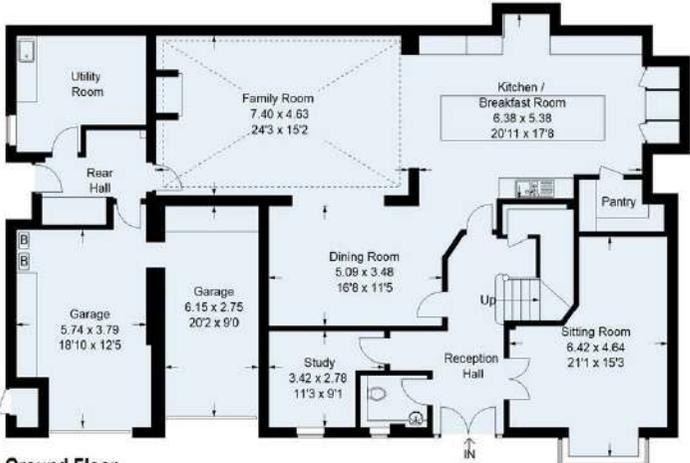
Approximate Gross Internal Area:
 Main House (Including Garage) = 458 sq m / 4928 sq ft
 Studio Apartment = 24 sq m / 258 sq ft
 Total = 482 sq m / 5186 sq ft

 = Reduced headroom
 below 1.5 m / 5'0"



Second Floor

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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