



RYDDENWOOD

Elmbridge Road, Cranleigh, Surrey, GU6 8JX

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Adjoining protected farmland on the edge of the village, a substantial and well appointed character house with spacious family accommodation including a superb indoor swimming pool set in lovely secluded grounds of about three acres

- 7 DOUBLE BEDROOMS
- 3 BATHROOMS
- LARGE ATTIC
- HALL
- CLOAKROOM
- 25ft DRAWING ROOM
- DINING ROOM WITH LOGGIA
- FAMILY ROOM
- STUDY
- KITCHEN/BREAKFAST ROOM WITH AGA
- UTILITY ROOM
- WINE CELLAR
- BOILER ROOM
- INDOOR HEATED SWIMMING POOL
- HARD TENNIS COURT
- 7-CAR GARAGE BUILDING WITH GAMES ROOM/HOME OFFICE
- SINGLE GARAGE
- OUTBUILDINGS
- MATURE SECLUDED GROUNDS OF ABOUT 3 ACRES WITH VIEWS OVER ADJOINING FARMLAND

Cranleigh village centre – 1.75 miles.
Bramley – 4.5 miles. Godalming – 7 miles.
Guildford (Waterloo 38 minutes) – 7.5 miles.
Horsham – 11 miles.

Situation

Cranleigh is a large and flourishing village set in lovely unspoilt countryside between Guildford and Horsham, protected from the north by the picturesque Surrey Hills

and extensive areas of open heathland. Ryddenwood is situated on the western edge of the village within 1.75 miles of the High Street with excellent shopping and recreational facilities. For more extensive amenities, Godalming and Guildford are 7 and 7.5 miles respectively and there is easy access onto the A281 leading to Horsham (11 miles) and on to Gatwick Airport (approximately 20 miles). There are extensive footpaths and bridleways in the immediate area including the Downs Link long distance footpath, the Hascombe Hills and Winterfold.

Description

Ryddenwood is understood to have been built in around 1932 by a renowned local firm of masterbuilders, David Fry of Godalming. This substantial and well maintained character house is approached via an impressive long sweeping entrance drive and stands in the centre of lovely secluded grounds of three acres, backing onto and overlooking rolling farmland.

The spacious interior provides excellent family accommodation, including three south-facing reception rooms that are perfect for entertaining with doors leading out to a sunny, full-width terrace overlooking the lovely mature garden. In

addition, there is a study, a large kitchen/breakfast room with four-oven Aga and a utility room. On the first floor, there are seven double bedrooms and three bathrooms and, from the landing, a staircase leads to an extensive part boarded attic/roof space providing scope for conversion to additional accommodation, if required, (subject to the usual local authority consents).

Approached from the hall, a door leads through to a superb indoor heated swimming pool complex with a sunny sitting area overlooking the garden. Outside, there is a substantial garage building with space for seven cars and an adjoining games room, which would also be ideal as a studio/home office.

The well maintained grounds include a hard tennis court and provide a wonderful mature and secluded setting with views over fields at the rear.

Directions

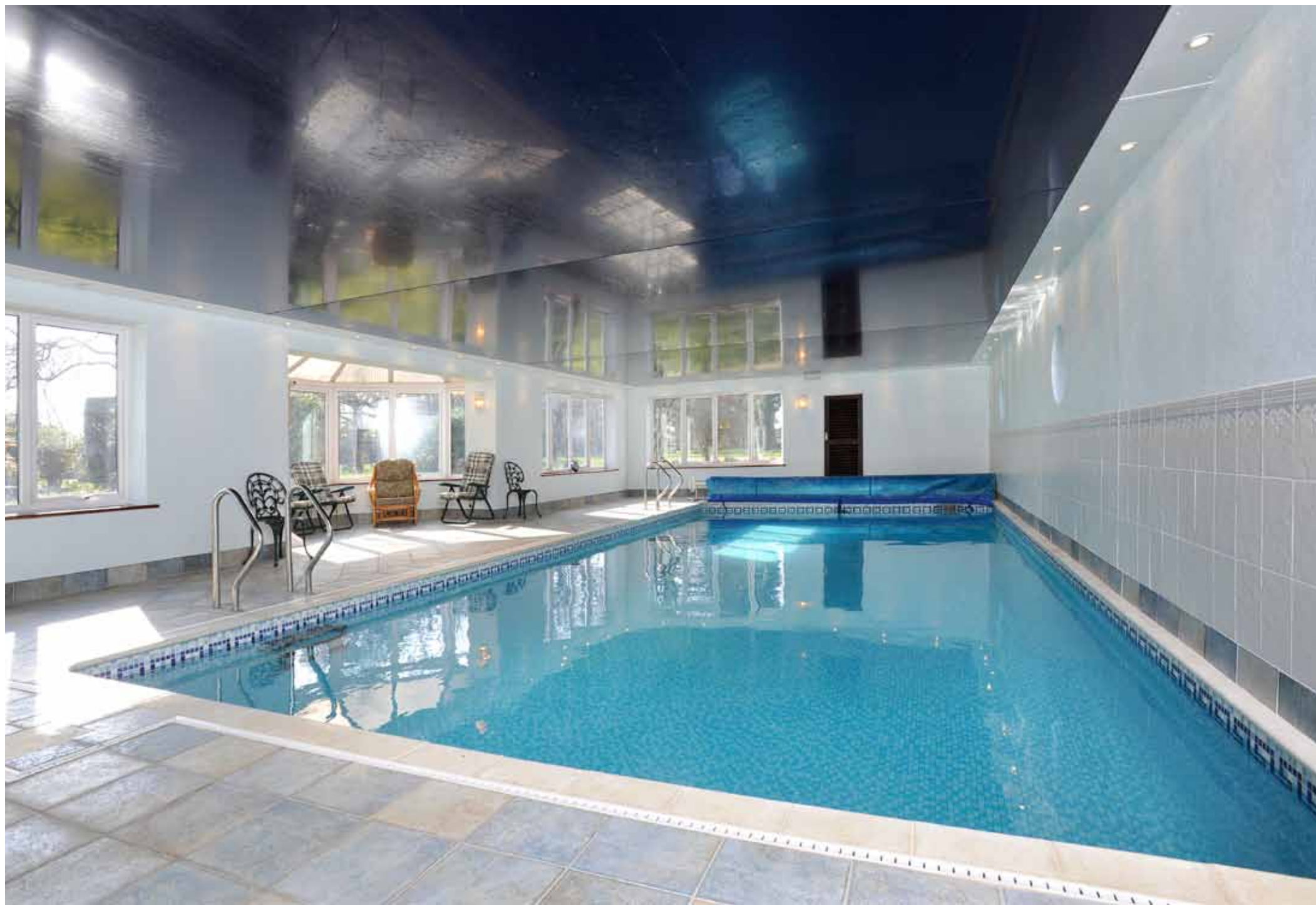
From Guildford: Proceed south on the A281 Horsham Road for about 7 miles and after passing Smithbrook Kilns on the left, turn left at the next set of traffic lights onto the B2130 Elmbridge Road,

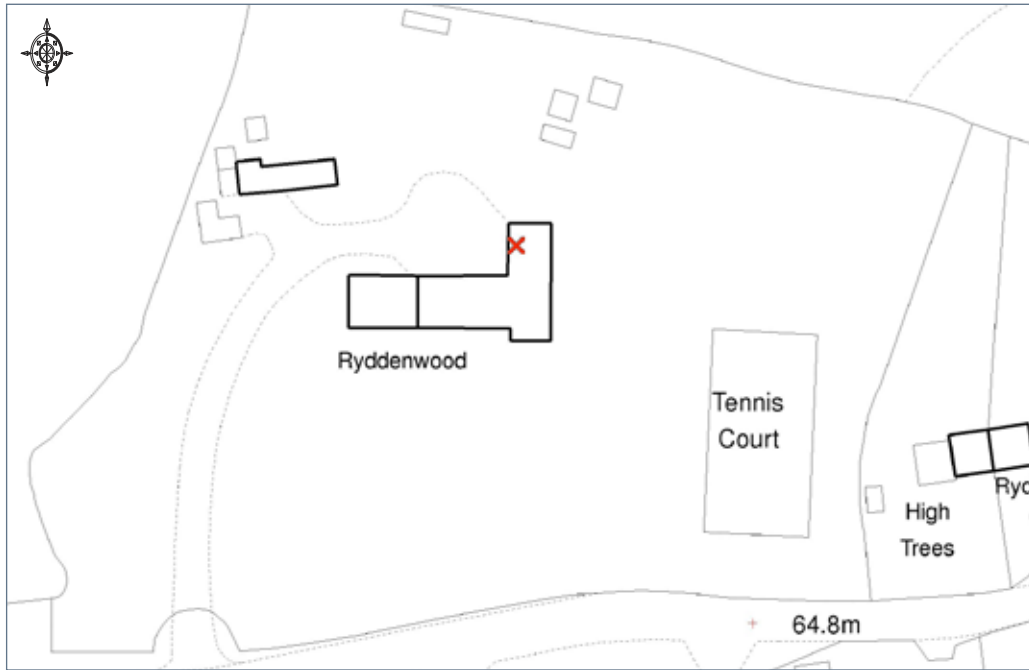
signposted Cranleigh. The entrance drive to Ryddenwood will then be found immediately on the left. (Postcode: GU6 8JX)

From Cranleigh: Leaving the village centre heading west, proceed to the second roundabout beside the cricket green and take the first exit signed Alfold. Continue on this road for just over one mile and the entrance drive to Ryddenwood will be found on the right, immediately before the traffic lights. (Postcode: GU6 8JX)

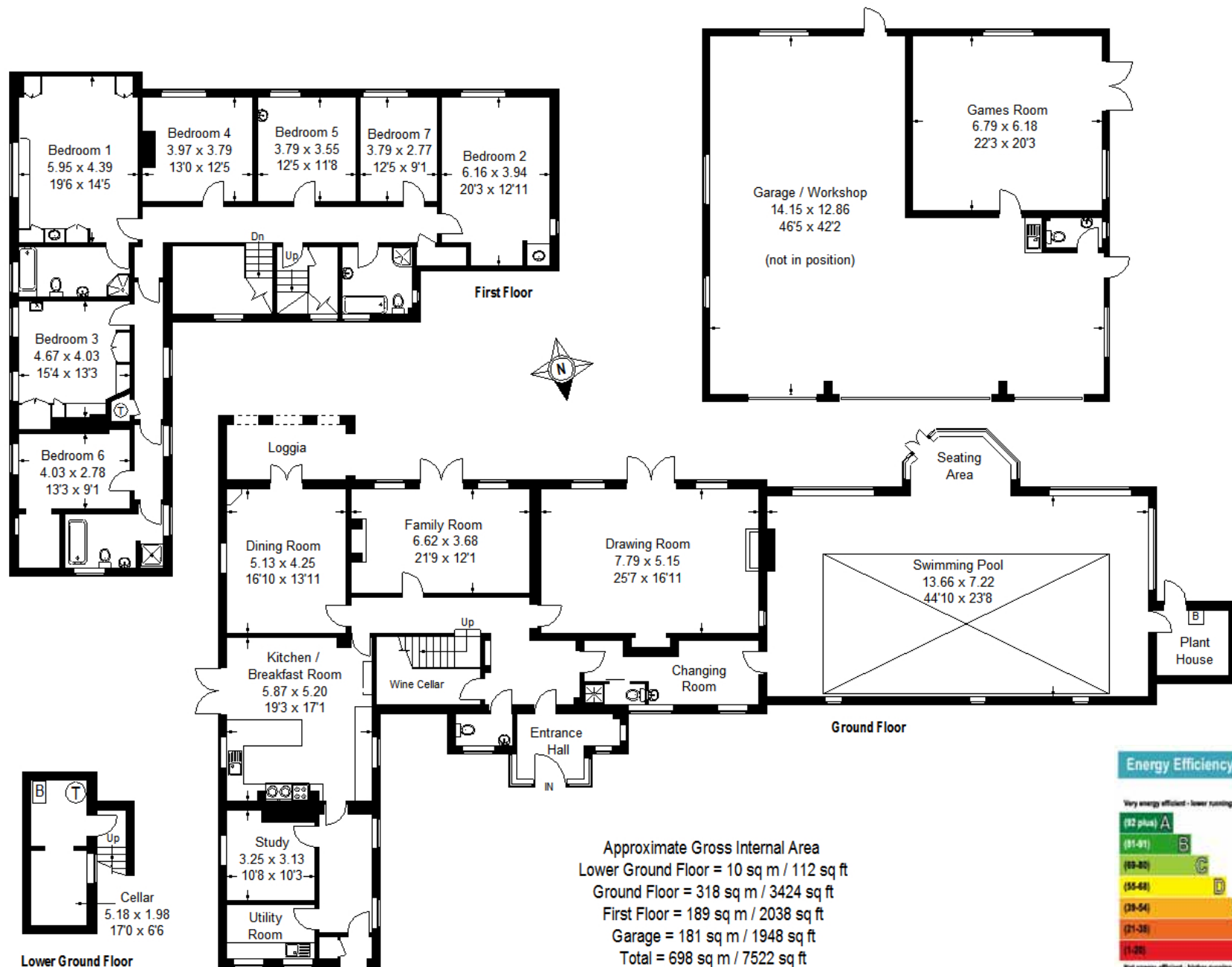












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