



**HILL CLEMENTS**  
SALES AND LETTINGS



PRICE GUIDE

**£995,000**

Jenkins Barn, 70 Horsham Road

Cranleigh, GU6 8DU



A beautifully renovated Grade II Listed period barn conversion in a very convenient location, only half a mile from Cranleigh High Street and its excellent shops, pubs, cafes and restaurants

PROPERTY SUMMARY

Jenkins Barn is a Grade II Listed period barn dating back, we believe, to the late sixteenth or early seventeenth century and is heavily beamed throughout. Recently this charming period home has been the subject of a complete renovation and modernisation programme which has included re tiling the roof, re wiring, re plumbing with addition of under floor heating to the ground floor, and the installation of three quality bathrooms and a fine kitchen. On the first floor there are three beamed bedrooms, all with built in wardrobes, and the principal bedroom has an en suite shower room. The main bathroom has a bath and a separate shower cubicle. On the ground floor impressive double doors open to a large reception hall with cloakroom and there is a fine sitting room and large kitchen/breakfast/family room. There is also a small utility area with access to a further ground floor bedroom with en suite shower room, and this room also has access to the larger utility room which has a door to the front courtyard, making these areas ideal as a ground floor annexe. Outside there is a gated front courtyard with old garage and a south westerly rear garden with sunny patio area adjoining the barn.



4



3

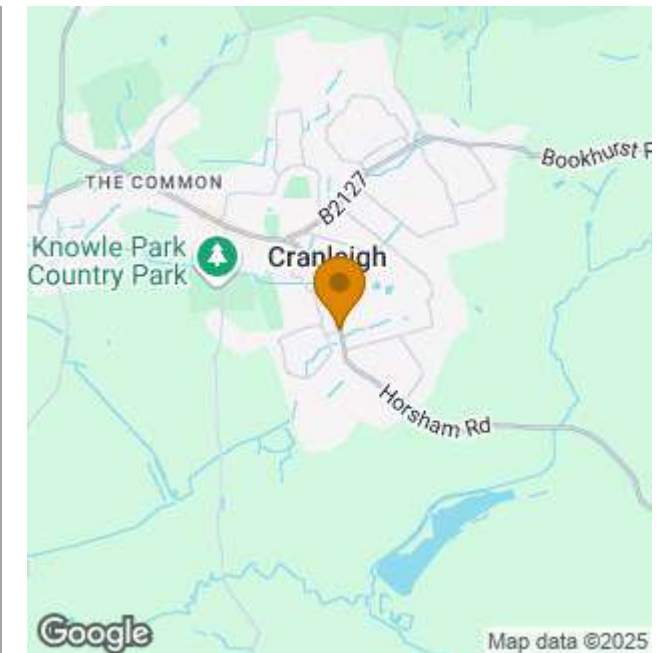
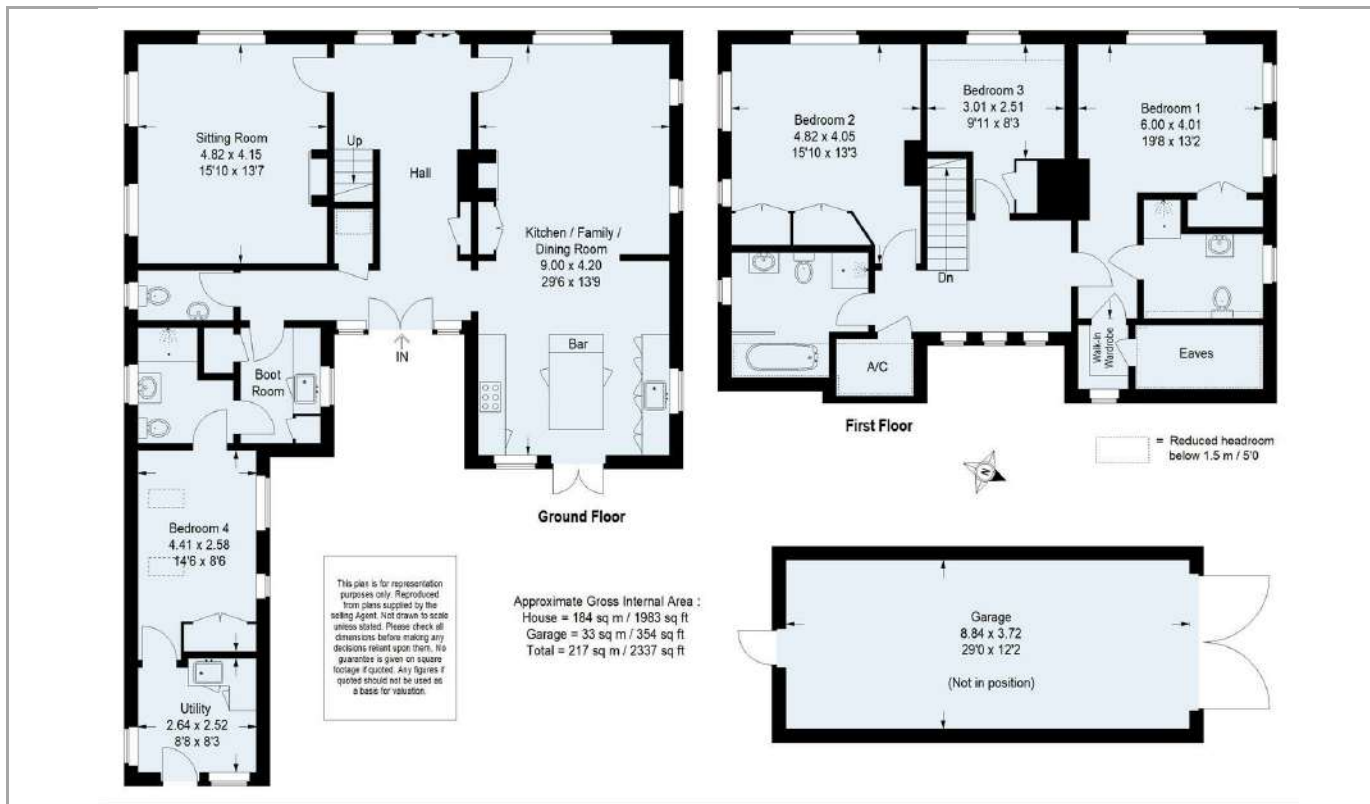


2



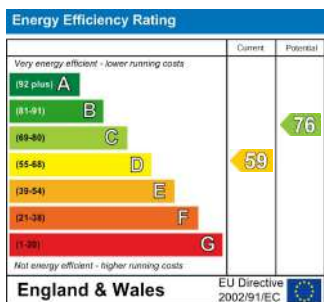






## DIRECTIONS

From the south east end of Cranleigh High Street bear slightly right at the mini roundabout on to the B2128 Horsham Road. Continue past the turning to Hitherwood and Jenkins Barn 70 Horsham Road will be found on the right immediately before the turning to Ashtrees.



**TENURE**  
Freehold

**VIEWINGS**  
By prior appointment only

**LOCAL AUTHORITY**  
Waverley

**COUNCIL TAX BAND**  
G

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



**OFFICE ADDRESS**  
6 Quarry Street  
Guildford  
Surrey  
GU1 3UR

**OFFICE DETAILS**  
01483 300300  
info@hillclements.com  
<https://hillclements.com/>