



2 NANHURST PARK HOUSE  
Elmbridge Road, Cranleigh, Surrey, GU6 8JX

HILL CLEMENTS



## **2 NANHURST PARK HOUSE**

### **Elmbridge Road, Cranleigh, Surrey, GU6 8JX**

**A magnificent south-facing ground floor apartment of 1,571 square feet within this impressive late-Victorian country house, beautifully presented throughout and with a lovely rural outlook over well maintained communal parkland grounds approaching seven acres. Perfect as a weekend country retreat**

**2 DOUBLE BEDROOMS: EN SUITE SHOWER ROOM: BATHROOM: GRAND COMMUNAL RECEPTION HALL WITH VIDEO ENTRY PHONE: INNER HALL: MAGNIFICENT 25ft x 20ft DRAWING ROOM: LARGE CONSERVATORY/DINING ROOM: WELL FITTED KITCHEN: GAS-FIRED CENTRAL HEATING: GARAGE AND PARKING SPACE: SOUTH-FACING TERRACE AND LAWN LEADING TO WELL MAINTAINED COMMUNAL PARKLAND GROUNDS OF ABOUT 6.9 ACRES**

**Cranleigh village centre – 1.5 miles.      Bramley – 4.5 miles.      Godalming – 7 miles.  
Guildford (Waterloo 38 minutes) – 8 miles.      Horsham – 11 miles.**

**PRICE GUIDE: £595,000 SHARE OF FREEHOLD**

### **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. Nanhurst Park House is situated on the western edge of the village within 1.5 miles of the High Street with excellent shopping and recreational facilities. For more extensive amenities, Godalming and Guildford are 7 and 8 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.

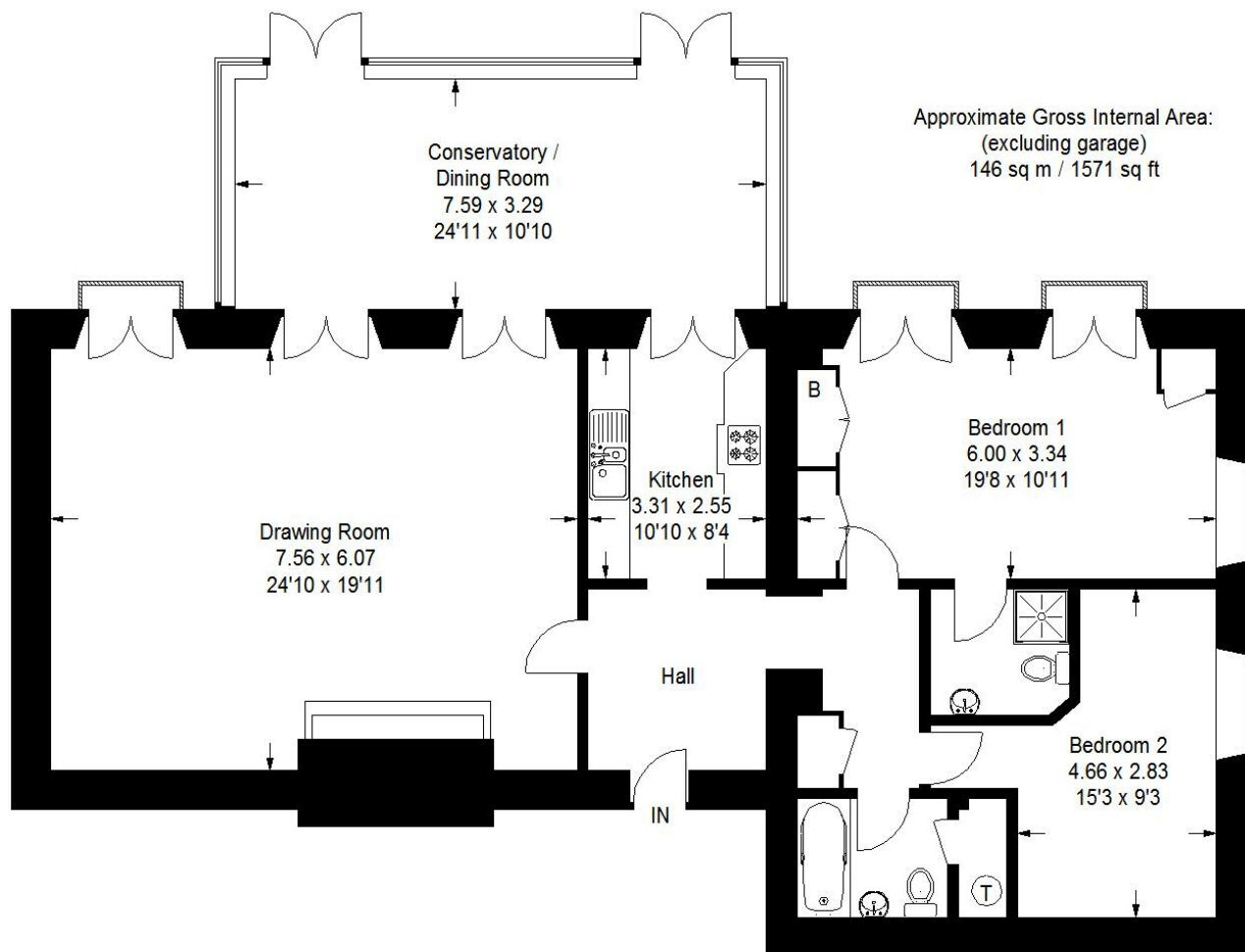
### **Description**

Nanhurst Park House was built in about 1890 as a country house for the Gladstone family and has elegant elevations reflecting the Queen Anne style. In 2002, the property was skilfully divided into 16 attractive apartments and mews cottages and No 2 is, without doubt, one of the finest and most spacious, being situated on the ground floor within the main house and having lovely south-facing views over the communal grounds. From the impressive communal reception hall with galleried staircase, a panelled hardwood door provides access into the private inner hall of No. 2.

The accommodation throughout the apartment has a wonderful grand atmosphere featuring a magnificent drawing room with 12ft high ceiling – perfect for entertaining with two sets of doors leading through to a large south-facing conservatory/dining room, which is also approached from the kitchen. The principal bedroom with ensuite shower room is extremely well fitted with extensive wardrobe cupboards and there are two south-facing Juliet balconies overlooking the parkland grounds. In addition, there is a second double bedroom and separate modern bathroom. Approached via two sets of doors from the conservatory, there is a wide sun terrace and an area of level lawn for the exclusive use of No 2 and, beyond, steps lead down to the extensive and well maintained communal parkland grounds.

### **Directions**

From Guildford, proceed south on the A281 Horsham Road for about 7.5 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 Nanhurst Park House is then the second on the right. (Postcode: GU6 8JX)



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.

Single Garage  
in block

(Not in position)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	56	59
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
A (10-140)		
B (11-93)		
C (12-80)		
D (15-68)		
E (19-54)	47	48
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		



MISREPRESENTATION ACT - THESE PARTICULARS ARE FOR GUIDANCE ONLY AND DO NOT FORM ANY PART OF ANY CONTRACT



