



A WONDERFUL PERIOD FOUR BEDROOM HOUSE OF LOCAL HISTORICAL INTEREST

WATERLAND COTTAGE, KNOWLE LANE
CRANLEIGH, SURREY GU6 8JW

Freehold

savills

**WELL PRESENTED THROUGHOUT WITH
ATTRACTIVE AND VERY PRIVATE
LANDSCAPED GARDENS ON ALL SIDES**

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Freehold

Four bedroom period house ♦ Wonderful rural location (Cranleigh 2 miles) ♦ Three reception rooms ♦ Pretty landscaped gardens on all sides ♦ Timber framed garage and storage ♦ An abundance of character ♦ EPC rating = E

Situation

Waterland Cottage is located along a rural lane overlooking fields. The property benefits from a fabulously location yet is within 2 miles of the centre of Cranleigh.

The nearby Surrey Hills is a designated Area of Outstanding Natural Beauty and includes some of the most beautiful countryside in the southeast. Cranleigh village offers excellent day to day shopping facilities with two supermarkets, many independent shops, public houses and restaurants. A complete range of shopping, leisure and cultural amenities is to be found at Guildford, where there is also a main line station offering a fast and frequent service to London Waterloo. The local road network provides ready access to the many surrounding villages as well as major routes for access to London, the airports and the national motorways.

Cranleigh benefits from a very good selection of schools within easy reach, including Cranleigh School, St Catherine's, Longacre, Duke of Kent, Seaford College and Charterhouse. Recreational opportunities include golf at several local clubs; Cranleigh's own Sport and Leisure centre; polo at Ewhurst; racing at Epsom and Sandown Park; and country sports at a number of local venues.

Description

Enjoying a country lane setting surrounded by fields, yet within easy reach of Cranleigh village centre, a truly wonderful period home dating back in parts to c1675, is well presented throughout with attractive and very private landscaped gardens.

Set behind mature beech hedging with a five bar gate opening to a partly walled courtyard, the property has a wealth of character throughout including many exposed ceiling and wall timbers and a wonderfully warm and inviting triple aspect split level sitting room with an attractive wide exposed brickwork inglenook fireplace.



In addition to the wonderful sitting room, the ground floor accommodation flows effortlessly into a fabulous dining room that opens into the kitchen, study/bedroom 4 with en suite bath/shower room and an architectural conservatory that has been sympathetically designed and opens onto the south facing gardens.

Outside, the gardens surround the house and overlook farmland. A triple bay garage with storage provides ample parking.

Local Authority:

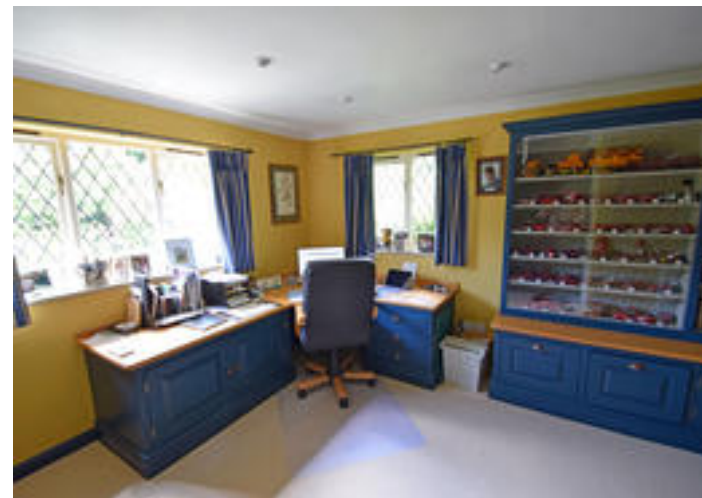
Waverley

Outgoings:

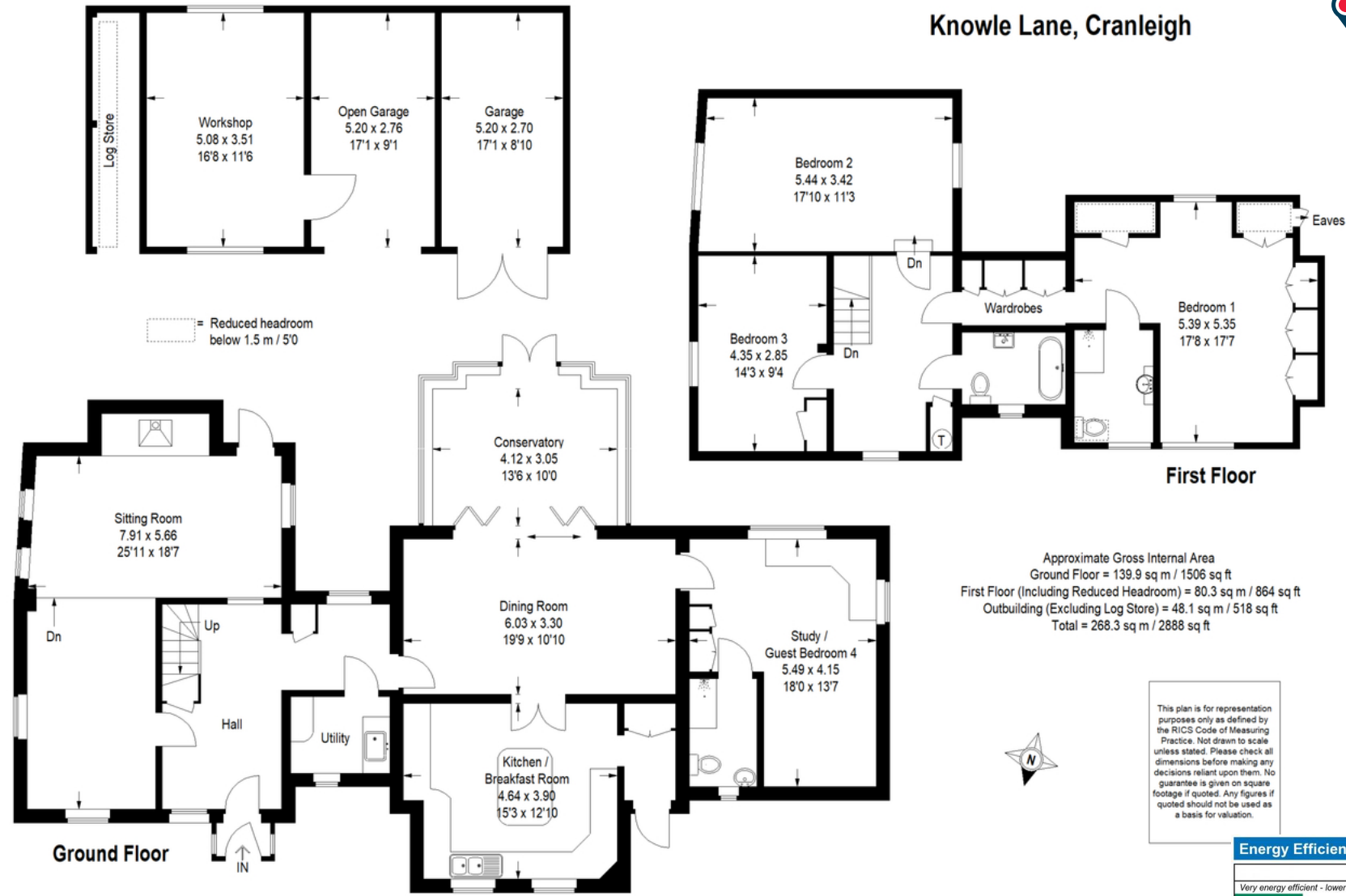
Water and electricity on mains with private drainage

Viewing:

Strictly by appointment with Savills



Knowle Lane, Cranleigh



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC