



Picturesque cottage with views and party barn

2 Utworth Manor Cottages, Alfold Road, Cranleigh, Surrey, GU6 8JU

Freehold



Idyllic rural location • Beautifully presented throughout
• Character features • Two reception rooms • Study •
Four bedrooms and family bathroom • Party barn •
Garden and far reaching farmland views on three sides

Local information

The property is situated on the southern edge of the Surrey Hills Area of Outstanding Natural Beauty and a short distance from the Sussex border.

Cranleigh said to be England's largest village has a wide range of amenities, including; supermarkets, restaurants, pubs, Cranleigh Leisure Centre and Cranleigh Cricket Club.

The county town of Guildford, approximately 8 miles away, provides a more comprehensive selection of shopping, leisure and cultural amenities, with the addition of a main line rail connection to London Waterloo.

The area is renowned for excellent preparatory and secondary schools, such as; Cranleigh School, Duke of Kent, Hurtwood House, Belmont, Longacre, St Catherine's and Charterhouse.

Recreational opportunities include golf at a number of local clubs; polo at Hurtwood and Cowdray; racing at Epsom, Sandown Park and Lingfield and sailing on the South Coast.

About this property

2 Utworth Manor Cottages is a pretty, half tile hung character cottage built in the 1880's and enjoys a wonderfully tranquil, semi-rural position on the outskirts of Cranleigh village with beautiful views across neighbouring farmland. The property has undergone an extensive programme of refurbishment by the current

owner including new windows, a new roof and a new central heating system. Utworth Manor Cottages lends itself perfectly to either family life or a second home in the countryside.

The dual aspect sitting room has been fitted with bespoke shelving and cabinetry, a log burning stove and benefits from views over the gardens. A brace and latch door leads into a small rear lobby and study area. The dining room has an original open fireplace, a hardwood floor and access outside. The modern kitchen is well appointed with built-in appliances and an adjoining utility room.

To the first floor, accommodation is well planned with four bedrooms and a stylish family bathroom. The two main bedrooms house pretty cast iron fireplaces, with all bedrooms enjoying views and fitted with built in wardrobes.

Outside the garden wraps around three sides of the house with seating areas for entertaining in the summer months. The garden has a number of fruit trees and well stocked borders. To the rear there is a driveway for three cars. 2 Utworth Manor Cottages has a superb party barn, which has been created by the current owners. This space is wonderfully versatile and is ideal for entertaining all year round. The barn is timber and glass framed with a large open plan reception room with kitchenette, shower room and a spectacular mezzanine level currently presented as additional accommodation but could also be used as a further home office.





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Gross internal area (approx) 1499 sq ft

Outbuildings 669 sq ft

Total 2168 sq ft

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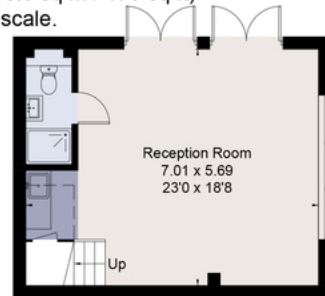


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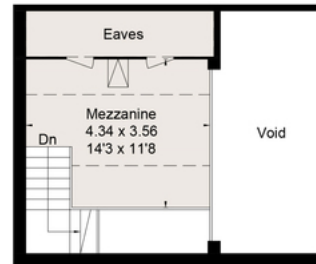
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Approximate Area = 1499 sq ft / 139.3 sq m
 Party Barn = 669 sq ft / 62.2 sq m (Including Eaves / Excluding Void)
 Total = 2168 sq ft / 201.5 sq m
 Including Limited Use Area (16.6 sq m / 179 sq ft)
 For identification only. Not to scale.

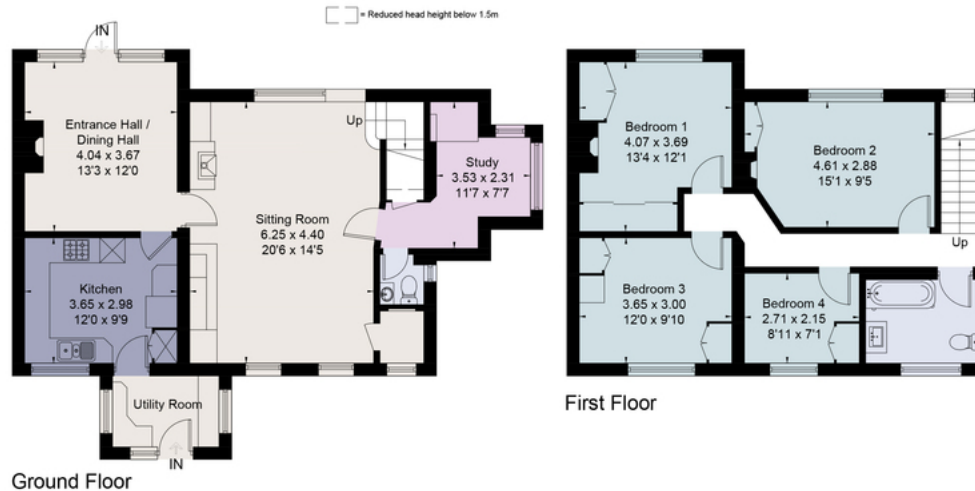
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Party Barn - Ground Floor
 (Not Shown In Actual Location / Orientation)



Party Barn - First Floor



Ground Floor
 First Floor
 Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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