



A recently built country house set in 10 acres

Winterfold Lodge, Barhatch Lane, Cranleigh, Surrey, GU6 7NH



Set in approximately 10 acres • Four/five large bedrooms  
• Separate barn with a home office • Garage • Indoor swimming pool

#### Local information

Winterfold lodge occupies an elevated position, surrounded by its own land, in a designated Area of Outstanding Natural Beauty which includes some of the most beautiful countryside in the southeast. The house benefits from a private and rural location yet is still within easy reach of Cranleigh village, with its excellent selection of local shops and services.

A complete wider range of shopping, leisure and cultural amenities are found at Guildford, where there is also a main line station offering a fast and frequent service to London Waterloo from 33 minutes.

Cranleigh benefits from a very good selection of schools within easy reach, including Cranleigh School (which is less than 2.5 miles from Winterfold Lodge) , Hurtwood House, Longacre, Duke of Kent, St Catherine's, Guildford High School, Royal Grammar School, Lanesborough and Charterhouse.

#### About this property

Winterfold Lodge was previously known as South Lodge in the 212 acre grounds of The Winterfold Estate (was owned by the Lord Chief Justice Alvestone) which was separated into separate lots in 1978. In 1995, South Lodge was replaced and Winterfold Lodge built in a more central part of the plot. The house is approached via a private drive which leads past the pond, to the garage with further car parking in front.

Internally, the ground floor accommodation is extremely flexible and works well for family living. An attractive reception hall with full height window leads to a charming and cosy reception room with working fireplace. The formal dining room is full of character and opens to the kitchen/ breakfast room. The owners have further enhanced this living space creating a utility room off the kitchen and a guest cloakroom.

First floor accommodation is similarly well proportioned providing a very comfortable master bedroom with views over the garden and an en-suite bathroom, guest bedroom with en-suite bathroom. There are two further bedrooms and a family bathroom, all of which enjoy attractive garden, courtyard or surrounding woodland views.

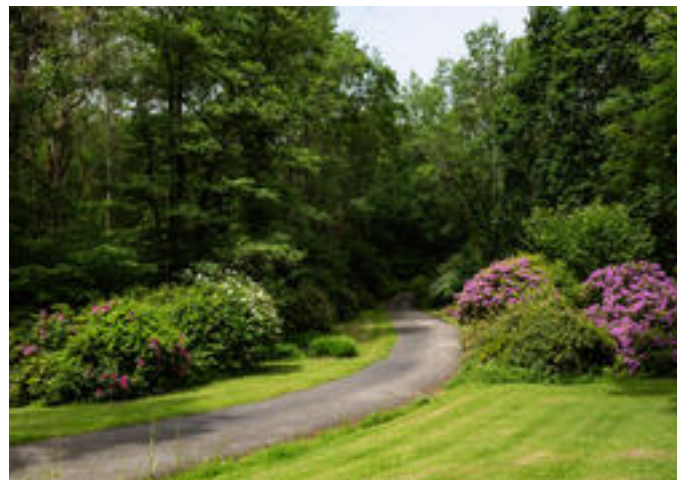
#### The Barn

The owners have created a large garage which extends to the indoor swimming pool and a changing room area. Stairs lead to the first floor level, an ideal area for a home office or another bedroom. There is great scope to improve this area.

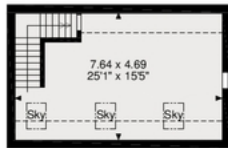
There is a further garage to the left of the private drive with separate store room to the rear and stairs that lead to a first floor study.

EPC rating = E

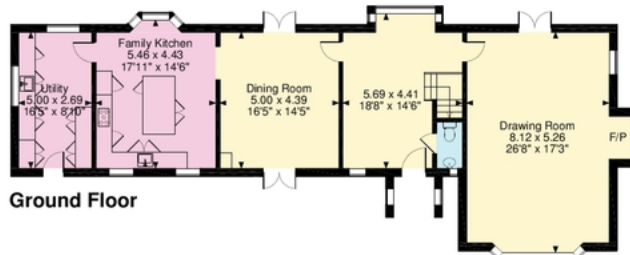




**Winterfold, Barhatch Lane, Cranleigh, Surrey, GU6 7NH**  
 Main House gross internal area = 2,533 sq ft / 235 sq m  
 Garage Garden Store & Workshop gross internal area = 747 sq ft / 69 sq m  
 Outbuilding gross internal area = 2,380 sq ft / 221 sq m  
 Floor Above Garage gross internal area = 318 sq ft / 30 sq m  
 Total gross internal area = 5,978 sq ft / 555 sq m



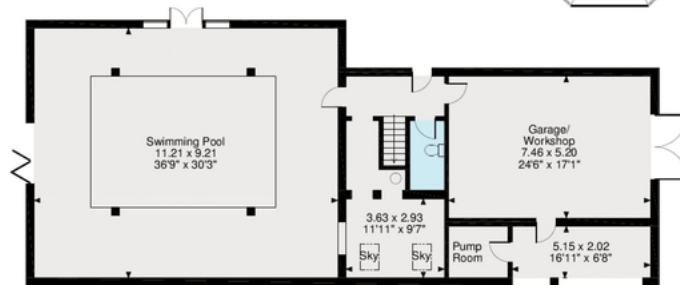
Floor Above Garage



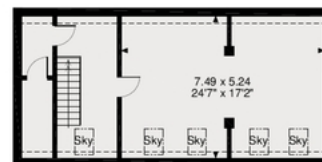
Ground Floor



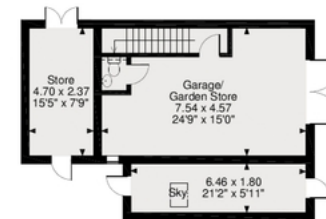
First Floor



Outbuilding Ground Floor



Outbuilding First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 ☐ Skylights  
 ☐ Denotes restricted head height  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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