



## A substantial five/six bedroom house

**Wild Oak, 29 Fern Mead, Cranleigh, Surrey, GU6 7GB**

Freehold





Five double bedrooms • Media/Bedroom six •  
Wonderful rural location (Cranleigh 1.3 miles) • Four  
reception rooms • Landscaped gardens with woodland  
views • Integral double garage storage

#### Local information

Residents call it 'Britain's largest village' and living here, you'll soon see why. While Cranleigh offers the standard and range of amenities that you might find in a town, it exudes all the best elements of village life, and what's more, it's surrounded by some of Surrey's finest countryside. Cranleigh proudly boasts a fabulous array of bespoke shops and boutiques as well as having a weekly market offering local produce and a monthly Farmers' Market; all contributing to the relaxed way of life that Cranleigh offers. A butcher, fishmonger, gifts and fashion shops are punctuated by familiar, well-known names such as Marks & Spencer, Sainsbury's, WH Smith and Boots.

It might be the numerous bars, bistros, restaurants and cafés in Cranleigh that provide huge variety and choice when it comes to spending precious time out with family and friends, but one thing is for certain: you'll soon be part of village life with all the benefits and pleasures that it brings. Cricket is played on the village green throughout the summer which also plays host each year to the Cranleigh Show in August and the annual Bonfire Party. Other events include the Cranleigh Carnival & Fun Day in June and the Cranleigh Classic Car Show, while The Cranleigh Arts Centre provides a regular programme of entertainment including films, theatre, comedy, exhibitions and workshops. If you are looking for a more substantial shopping experience, then Guildford and Dorking are just on

your doorstep, with beautiful architecture, setting and history. Both are adorned with popular high street brands, leisure experiences and restaurants. The property is only 1.3 miles from the centre of Cranleigh village with a broad range of shops, public houses, restaurants and sport/recreational facilities. The nearby Surrey Hills is a designated Area of Outstanding Natural Beauty and includes some of the most beautiful countryside in the southeast, there is a main line station, located in Guildford offering a fast and frequent service to London Waterloo in 38 minutes. The local road network provides ready access to the many surrounding villages as well as major routes for access to London, and international airports. Cranleigh benefits from a very good selection of schools within easy reach, including Cranleigh preparatory and senior School, St Catherine's, Longacre, Duke of Kent, Guildford High, The Royal Grammar school 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.

#### About this property

Wild Oak is a substantial contemporary family house measuring 5,040 sq ft and set over three floors, nestled in the backwaters of Cranleigh Village within a short drive to the high street. Built in 2016 as part of a luxury development, the house itself affords noticeable build





quality with detailed craftsmanship throughout and interior finish of the highest of standard, including an NHBC Guarantee. Approached off Fern Mead as one of the last and most secluded houses the property enjoys woodland views to either side. The front offers private parking for several cars, which leads onto an integrated double garage.

An internal lobby with cloak room and coat cupboard opens into a large and welcoming entrance hall with central galleried landing which leads into the heart of the home, the impressive kitchen, family room and breakfast area which occupies the majority of the rear of the ground floor accommodation with bi-fold doors opening onto the terrace and landscaped rear gardens. The volume and natural light is particularly impressive and really does highlight this wonderful family home, a handmade bespoke kitchen with timber painted cabinets and granite work surfaces with full integrated appliances, this room lends itself for formal dining/entertaining all year round. Accessed off the kitchen is a well equipped utility room with convenient integral access to the double garage and gardens. Since purchasing the property, in addition to the underfloor heating throughout the ground floor and bathrooms, the owners have further invested a considerable sum into the interior, including its technology, Control 4, internet, sound and lighting systems. A further large drawing room with gas central fire place and study built in cupboards are again accessed off the entrance hall. These rooms have all been finished to a very neutral and pleasant interior

decoration.

A turning stair case leads to the first floor landing with views the reception hall. There are four double bedrooms, the master bedroom boasts a walk in dressing room and large ensuite bathroom. A second bedroom suite benefits from a dressing room and ensuite shower room. The two further bedrooms each have ensembles and built in wardrobes. The bedrooms all benefit from pleasant views over either the front or rear gardens and woodland. The bathrooms have been fitted with Villeroy and Boch appliances. A second turning staircase leads to the second floor with a further double bedroom and large media/playroom, ideally placed for working from home or entertaining children. There is a side plant / storage room that has potential to be converted into a family bathroom.

The front gravelled driveway offers private parking for several cars, which leads onto an integrated double garage. There is access to the rear gardens from the driveway and a large terrace runs along the rear elevation of the property. The rear lawn garden has been fully landscaped with specimen trees, shrubs, grasses, shed and sun terraces for outdoor entertaining.

**Tenure**  
Freehold

EPC rating = B


**Viewing**  
Strictly by appointment with Savills



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Main House gross internal area = 4,541 sq ft / 422 sq m  
Garage gross internal area = 499 sq ft / 46 sq m  
Total gross internal area = 5,040 sq ft / 468 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	88	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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