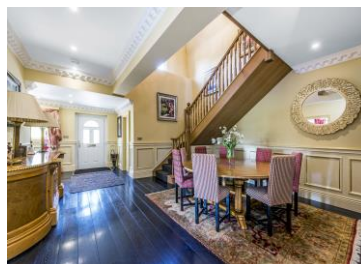


Holmbury Road, Cranleigh, GU6

£1,250,000 Freehold

3 Bedrooms | 3 Bathrooms | 2 Reception

IVY GATE™



### Summary:

This lovely family home benefits from three well proportioned bedrooms plus an additional room which could be used as a fourth bedroom if needed. The property comprises; entrance hall leading to dining area, sitting room, kitchen/breakfast room and utility room with a WC. To the first floor is a fantastic master suite with bathroom and dressing room which could be used as an additional bedroom or study. There are two further bedrooms serviced by a family bathroom. The property has private parking and is set within approximately 0.75 acres of grounds, predominantly laid to lawn. This stunning family home has been finished to exacting standards, with many bespoke fixtures and fittings. We believe that this property would suit a variety of purchasers, from those looking for a country retreat away from central London, to a local couple or family seeking a peaceful setting in beautiful grounds, with far reaching views. Ivy Gate are delighted to act as agents for the vendor and can conduct viewings 7 days a week. Viewing is strictly by appointment only.

**Restored country house**

**0.75 acres of land**

**Three double bedrooms**

**Private parking**

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**IVY GATE™**

Restored country house

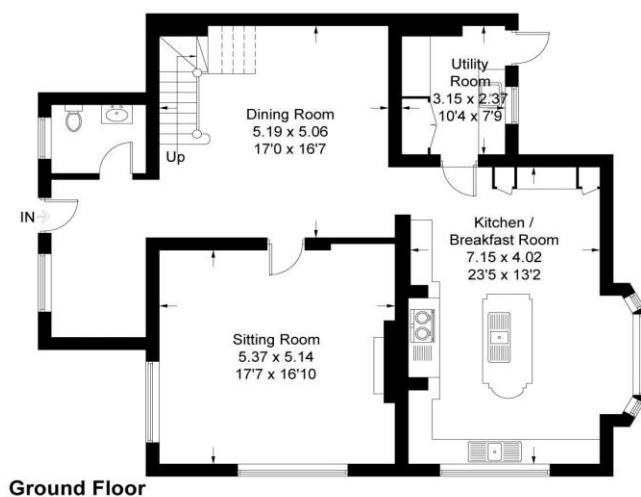
0.75 acres of land

Three double bedrooms

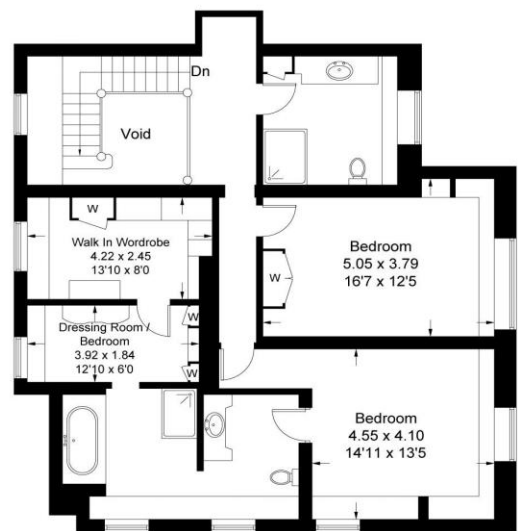
Private parking

## West wing Holmbury Road

Approximate Gross Internal Area = 220 sq m / 2368 sq ft  
(Excluding Void)

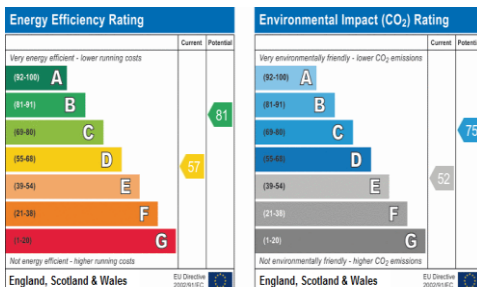


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID330890)



Tenure: Freehold

Council Tax:

Local Authority: Waverley Borough Council

EPC Rating: D

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.