

# Cranbourne

Shackleford, Godalming, Surrey







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A stunning oak framed country home set in beautiful gardens and grounds of 4.61 acres.

Farncombe 2.8 miles (from 43 minutes to London Waterloo), A3 (Hurtmore) 0.5 miles

Godalming 3.4 miles (from 46 minutes to London Waterloo)

Guildford 7.2 miles (from 23 minutes to London Waterloo), Farnham 7.8 miles, Haslemere 10.3 miles

M25 (Junction 10) 13.7 miles, Heathrow 26.7 miles, London 36.8 miles, Gatwick 38.5 miles

(All distances and times are approximate)

## Accommodation

Exceptional double height reception hall and galleried landing | Stunning 41'3 kitchen/breakfast/dining room  
Sitting room | Family room

Spectacular principal bedroom suite | Three further double bedrooms – one en suite | Family bathroom

Vaulted 28'1 x 20'9 gym/games room

Driveway and parking | Remote operated gated entrance

Striking landscaped gardens with large south west facing terrace | Paddock

**In all about 4.61 acres**



## Guildford

2-3 Eastgate Court, High Street  
Guildford GU1 3DE

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[knightfrank.co.uk](http://knightfrank.co.uk)

## Situation

### Schools

St Mary's C of E Infant School, Shackleford  
Aldro, Shackleford  
St Hilary's, Godalming  
Charterhouse, Godalming  
Prior's Field School, Godalming  
Puttenham C of E Infant School, Puttenham  
King Edward's School, Witley  
Barrow Hills, Witley  
Cranleigh School, Cranleigh  
The Royal Grammar School, Guildford  
Lanesborough Prep School, Guildford  
Tormead School, Guildford  
Guildford High School, Guildford  
St Catherine's School, Bramley  
Waverley Abbey, Tilford  
Barfield, Farnham  
Amesbury, Hindhead



### Entertainment

G Live, Guildford  
Yvonne Arnaud, Guildford  
Electric Theatre, Guildford  
New Victoria Theatre, Woking  
Odeon Cinema, Guildford

### Sports & Leisure

Surrey Sports Park, Guildford  
Spectrum Leisure Centre, Guildford

### Golf

West Surrey Golf Club, Godalming  
Puttenham Golf Club, Puttenham  
Hankley Common Golf Club, Farnham  
Hurtmore Golf club, Godalming





# Specification

## Kitchen and Utility

- Luxury hand crafted, hand painted furniture with soft close cupboards and drawers.
- Appliances including Rangemaster dual fuel range cooker, Siemens integrated dishwasher and cooker hood
- Stainless steel Fisher & Paykel fridge freezer and surround kit with built in ice maker, "Fast Freeze", "Frost Free", ice boost, LED lighting, Smart Touch control panel and Ultraslim water dispenser.
- Caple wine cabinet, double bowl ceramic farmhouse sink and Blanco mixer tap.
- 30mm solid Silestone worktops with 100mm upstands.
- Under cabinetry LED lighting.
- ISE boiling and cold filter tap.







## Bathrooms, Shower Rooms and Cloakrooms

- En suite bathroom to principal bedroom with limestone flooring and wall tiles, benefitting from an Oceanus freestanding bath.
- En suite wet room to bedroom 2, in luxurious black slate.
- Luxury limestone floor and wall tiles in family bathroom.
- Wall hung, soft close WC's with dual flush push button fittings.
- All basins set within vanity units.
- Chrome taps and fittings throughout.
- Complimentary coloured towel radiators to all bathrooms.
- LED motion sensor backlighting to principal dressing room and en suite, illuminating for night time use.
- Cloakroom with WC and washbasin.



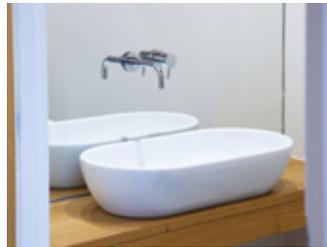


## External Doors and Windows

- High performance double-glazed, powder coated aluminium windows with security locks.
- Bi-fold doors leading to private patio and landscaped garden.
- Factory painted timber entrance doors with a high security, multi-point locking system.

## Electrical Security and Heating

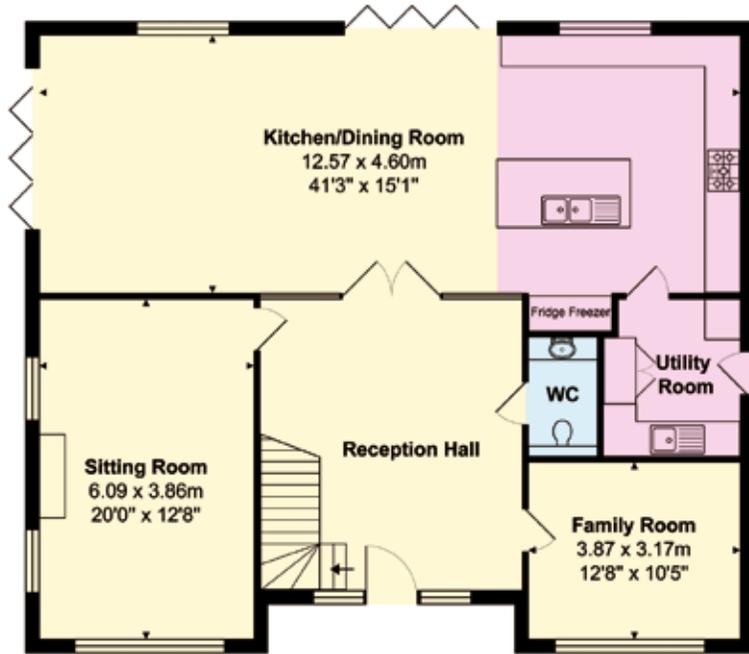
- Low energy down lighting throughout.
- Extractor fan and shaver sockets in all bathrooms
- Mains operated heat and smoke detectors with battery back-up.
- All electrical face plates in brushed chrome.
- Wired for alarm.
- Energy efficient Worcester gas condensing boiler.
- Underfloor heating to ground and first floor.



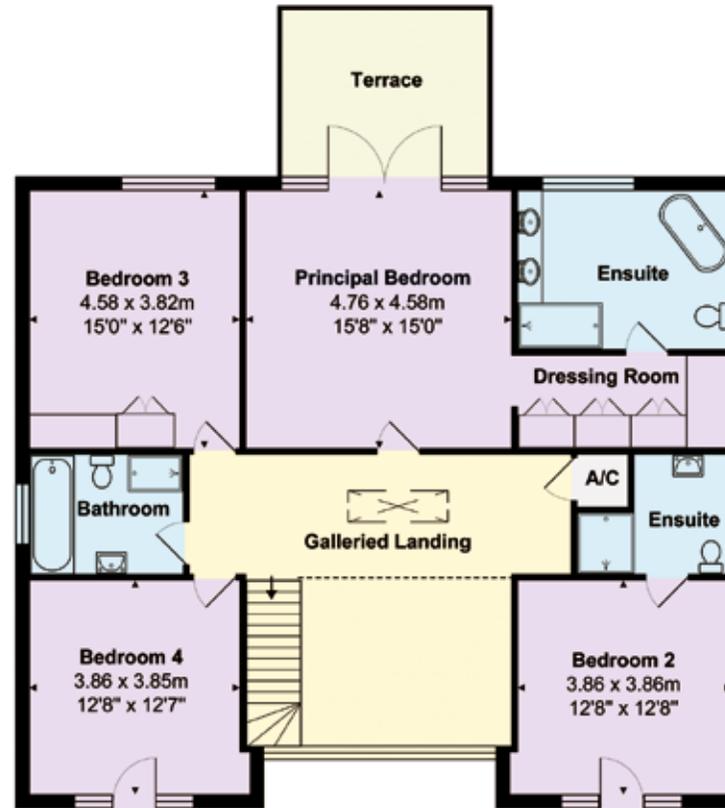
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

**Approximate Gross Internal Floor Area  
3,341 sq ft / 256.2 sq m (excluding terrace)**

This plan is for guidance only and must not be relied upon as a statement of fact.  
Attention is drawn to the Important Notice on the last page of the text of the Particulars



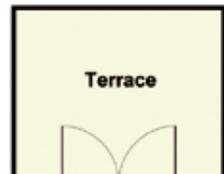
**Ground Floor**



**First Floor**



**Games Room**



## Technology

- UniFi Wifi – Throughout house including the gym as well as in the front and back garden.
- CAT6 cabled to sitting room, principal bedroom, upstairs office/bedroom 4 and gym.
- UniFi CCTV – External
- Ring smart doorbell – with two chimes
- Electric gate
- Sonos speakers – patio and principal bedroom ensuite bathroom
- Google Nest Thermostat in gym
- Lutron Smart Lighting – main house all except bathrooms
- Lutron controlled black out blinds in the sitting room
- Sky dish for main house
- Roof mounted TV ariel for gym (could use Sky over network)
- Tesla Home Charger (works with other makes of EV)

## External

- Landscaping by Chelsea Flower Show gold medal winner.
- Indian sandstone patio area and water feature.
- Water tap and power point.
- External lighting to front.
- Set in 4.61 acres of land.

## Services

We are advised by our clients that the property has mains water, electricity and private drainage. Gas fired central heating.

## EPC rating

B





## Fixtures and Fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment and machinery.

## Local Authority

Guildford Borough Council – 01483 505050

## Tenure

Freehold

## Viewings

Viewing is strictly by prior appointment through Knight Frank

## Directions (GU8 6AY)

Travelling southbound on the A3 from Guildford, take the Hurtmore/Shackleford/Norney exit, passing The Squirrel pub and at the T-junction turn right and proceed under the A3. After a short distance the private lane leading to the house will be found on the right hand side. Drive down the lane keeping to the right and the gates to Cranbourne will be found right at the end.





**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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