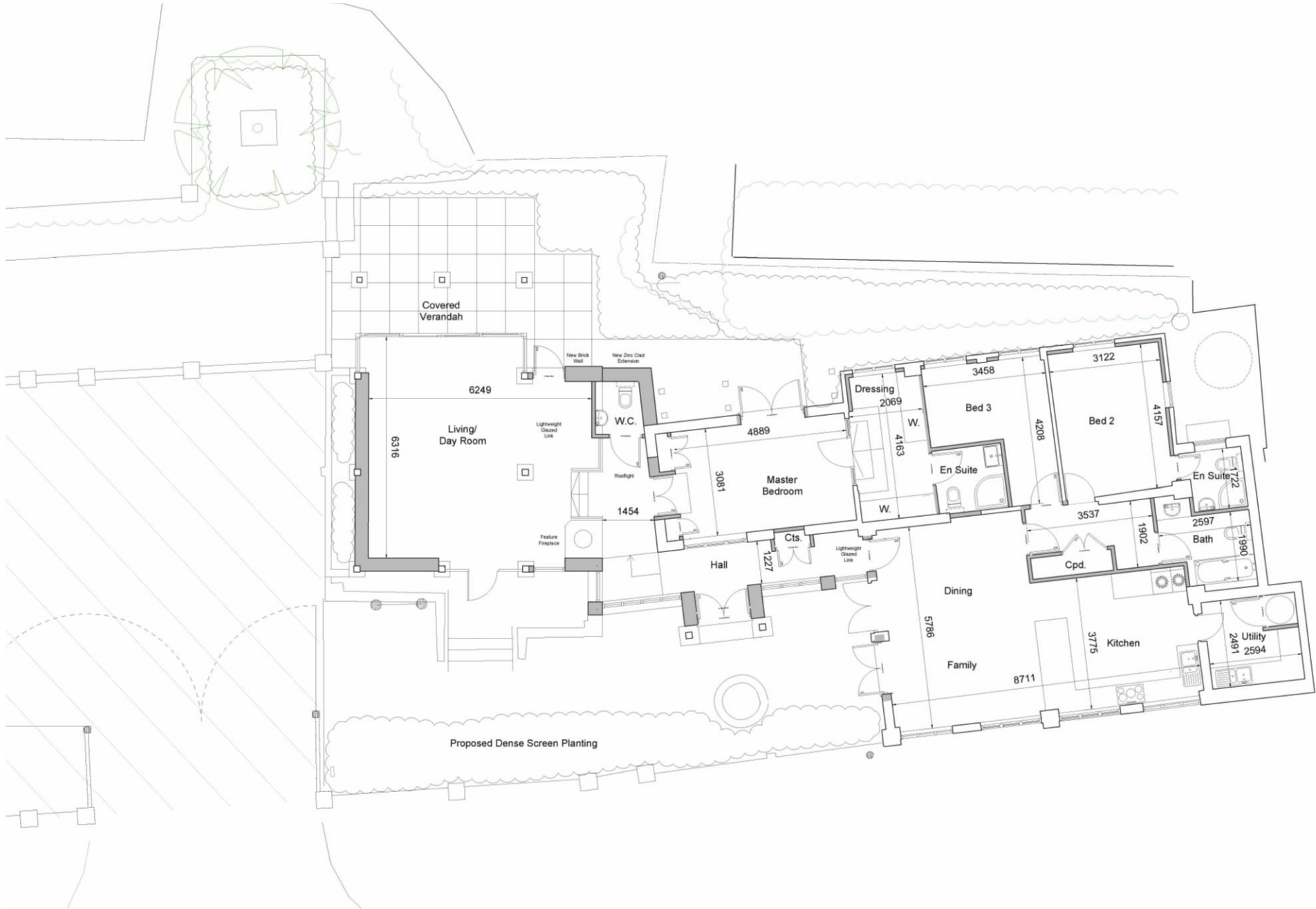




The Old Forge, Smithbrook, Cranleigh GU6 8LH







## Property Description

Offers in excess of £500,000

- Excellent development opportunity
- Planning consent to create a characterful residential home
- Detached single storey barn conversion
- Plans for a three bedroom property
- Private walled garden
- Off road parking
- Within a development of four individual properties
- Semi rural location
- Freehold



An excellent development opportunity to create a stunning detached residential home with an open plan layout, vaulted ceilings and versatile accommodation, situated in the hamlet of Smithbrook, between the villages of Cranleigh and Hascombe.

1,726 sq/ft of former office buildings with planning consent to extend and transform into a 1,950 sq/ft property. The light and spacious design layout will transform these two barns into a modern single storey property with a courtyard garden leading to the entrance porch, two reception rooms, a master bedroom suite with dressing room and en-suite, bedroom two also with an en-suite and bedroom three with a separate family bathroom. A family room/dining room next to the kitchen with separate utility room and then a living room leading to a covered veranda, patio and a walled garden beyond with two allocated parking spaces.

We highly recommend a viewing of this property to see the potential to create your own home in this desirable semi-rural location.







## The Area

Smithbrook Barns is an outstanding development of four individual properties situated directly opposite Smithbrook Kilns. Positioned on the A281 (Horsham Road) located some 6 miles South of Guildford, 12 miles North of Horsham and approximately 2 miles from Cranleigh.

The property therefore benefits from excellent road communications whilst being situated in a convenient and desirable semi-rural location.

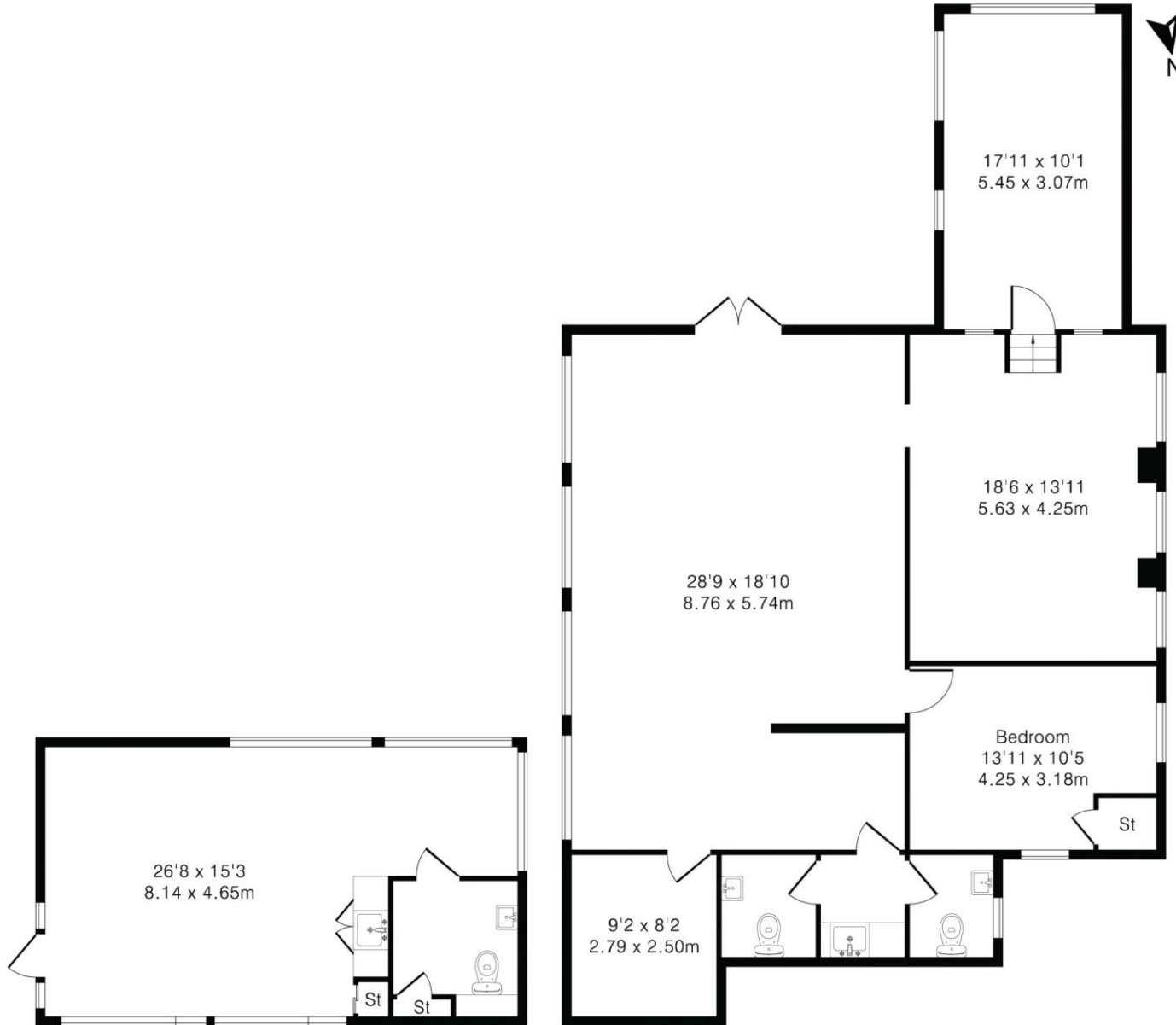
Cranleigh is an attractive and vibrant village ideally positioned at the foot of the Surrey Hills, Cranleigh has much to offer with numerous independent shops, M&S Food Hall, Sainsburys and Co-op. Fountain Square is the centre of Alfresco entertainment and dining provided by the Richard Onslow pub/boutique hotel and town centre cafés, there is also a Thursday market. Leisure facilities including Cranleigh Golf and Leisure Club, football, rugby and cricket clubs and an indoor pool, gym and squash courts. Lovely countryside surrounds the village, perfect for country walks. The Downs Link footpath and bridleway passes to the west of the High Street and follows the route of the old railway line between Guildford and Shoreham.







**Approximate Gross Internal Area 1726 sq ft - 160 sq m**





# Chantries & Pewleys

ESTATE AGENTS

Cranleigh Sales 01483 347888  
[cranleigh@chantriesandpewleys.com](mailto:cranleigh@chantriesandpewleys.com)

Guildford Sales 01483 405222  
[guildford@chantriesandpewleys.com](mailto:guildford@chantriesandpewleys.com)

Merrow Sales 01483 347100  
[merrow@chantriesandpewleys.com](mailto:merrow@chantriesandpewleys.com)

Shalford Sales 01483 304344  
[shalford@chantriesandpewleys.com](mailto:shalford@chantriesandpewleys.com)

Lettings 01483 405222  
[lettings@chantriesandpewleys.com](mailto:lettings@chantriesandpewleys.com)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

