



**Pacey
Wingent
Dickson.**

INDEPENDENT PROPERTY AGENTS

*Helping the perfect property find you...
...time is precious. Let's not waste it!*

Bookhurst Road, Cranleigh, GU6

Asking Price £1,250,000

 5  4  3

- No Onward Chain
- Five Double Bedrooms
- Feature Open Plan Kitchen/ Dining/Living space
- Vast Driveway for Multiple Vehicles
- Utility Room
- Stunning Period Home with Amazing Views
- Four Bathrooms
- Secure Gated Entrance
- EV Charger
- Moments from Cranleigh Village Centre



Longfield is a charming, tile-hung family home offering nearly 3,000 sq ft of well-maintained living space. Built around 1950, this five-bedroom property blends classic character with modern convenience. At its heart is a spacious open-plan kitchen, dining, and living area with French doors to the garden and countryside beyond. Two further reception rooms include a dual-aspect sitting room with open fireplace and a large home office. A utility room and shower room complete the ground floor. Upstairs are five double bedrooms, including a principal suite with en-suite, and two family bathrooms. The mature garden boasts a level lawn, specimen trees, and open farmland views. A gated driveway provides ample parking and access to a powered garage/store. Ideally located near Cranleigh and just 9 miles from Guildford, with excellent schools and fast rail links to London, this is a superb countryside retreat with exceptional connectivity.





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Approximate Gross Internal Area = 270 sq m / 2907 sq ft

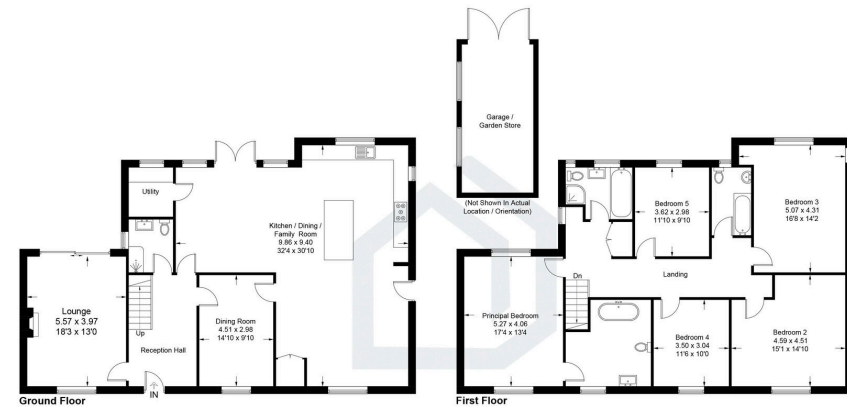


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1204103)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	