

HAWKINS BARN







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STOVOLDS HILL, CRANLEIGH, SURREY, GU6 8LE

A superb 17th Century Grade II listed barn, beautifully restored in recent years, situated in a wonderful rural location with a magnificent swimming pool set in approximately 4 acres.

- Large entrance, cloakroom, excellent kitchen/breakfast area, utility room
- Separate two bedroom and two bathroom annexe with underfloor heating
- Magnificent, vaulted drawing room with wood burner, study area, part vaulted sitting and dining area.
- Superbly vaulted main bedroom suite, two further double bedrooms, two further en-suite bathrooms.
- Detached open double carport, detached machinery store. Generous parking, gravelled driveway.
- Delightful mature south-west facing gardens incorporating a pretty duck pond with paddock beyond.
- In all 4 acres

Dunsfold 2.4 miles, Milford Station 6.2 miles, Godalming 6.9 miles, Guildford 8 miles (London Waterloo approx. 35mins from Guildford station) Cranleigh 2.7 miles, Central London 40 miles



THE PROPERTY

We believe Hawkins Barn to date from the 17th Century. The barn provides excellent family accommodation and is also ideal for entertaining. The current owners have created an impressive kitchen with bi-folding doors which lead out onto the terrace by a wonderful swimming pool.

The accommodation on the ground floor is beautifully presented, the honey-coloured beams give you an amazing welcome. The hall is large, airy and light. To one side is an informal sitting room and adjacent to the kitchen is the main dining room. The main drawing room, with its magnificent, vaulted ceiling and large wood burner, gives a very homely feel. Also situated on the ground floor is a very impressive bedroom suite. The farmhouse kitchen is full of character with plenty of room and a large breakfast area. The second and third bedroom suites are located on the first floor, one on either side of the charming staircase.

Of note are the delightful gardens and grounds, which incorporate lawns interspersed with herbaceous planting, a quintessential garden pond, a band of light woodland and paddock beyond, all enjoying a south-westerly aspect and distant views. A two bedroom, two bathroom annexe completes this delightful setting.

The impressive rear garden has a wide, level lawn, a large, paved terrace area, well stocked herbaceous borders, and mature hedging all around. It also benefits from multiple storage sheds and a log store. Nearby there are many footpaths which lead onto beautiful countryside within an Area of Outstanding Natural Beauty. Additionally, there are a multitude of different walks within a short drive such as Pitch Hill, Blackheath and Winkworth Arboretum with its renowned bluebell woods, lake and stunning views over Surrey.







THE LOCATION

Hawkins Barn occupies a wonderful position between Dunsfold and Cranleigh just on the edge of Cranleigh Village. The village has much to offer with a wide range of traditional shops, supermarkets, an M&S Simply Food store, together with a great variety of boutique stores, restaurants, coffee shops and public houses.

Hawkins Barn is situated well for secondary schools in addition to various infant & primary schools. A further excellent selection of schools are also nearby such as Longacre, St. Catherine's. The Royal Grammar School, High School for Girls in Guildford or Duke of Kent to name but a few.

For more comprehensive shopping, restaurants and theatres, the County Town of Guildford is easily accessible with its mainline station connecting with London Waterloo. Access to the motorway networks is easily obtained via the A281/A3, putting central London, Heathrow, and Gatwick within easy reach. Local recreational amenities are plentiful with the local leisure centre which has a swimming pool, Cranleigh cricket and rugby clubs.

The Cranleigh Arts Centre hosts regular films, theatre, bands, comedy and children's shows. For the golfing enthusiast, there are numerous courses in the area including Cranleigh Golf & Country Club. Also you will find polo at Hurtwood Park and racing at Goodwood.

For the walking, cycling and riding enthusiasts, the Surrey Hills AONB are seventh heaven proving a network of public footpaths and bridleways amongst the rolling hills of the North Downs







Loxwood Hall is situated on the fringe of the village of Loxwood which has shops providing for everyday needs together with a church, two fantastic public houses and a post office. The area is surrounded by wonderful countryside and a network of public footpaths and bridleways.

For more comprehensive shopping the bustling village of Cranleigh has much to offer with a wide range of traditional shops, supermarkets and an M&S Simply Food store. The County Town of Guildford is easily accessible for restaurants and theatres whilst its mainline station connects with London Waterloo.

Access to the motorway networks is easily obtained via the A281/A3 putting central London, Heathrow and Gatwick within easy reach.

Excellent schools are plentiful including Cranleigh School in Cranleigh, St. Catherine's in Bramley and Charterhouse in Godalming.

For the sports enthusiast there are numerous golf courses in the area including those at the Cranleigh golf & leisure Club, Wildwood golf club at Alfold, polo at Hurtwood Park and racing at Goodwood.





INFORMATION

FIXTURES & FITTINGS

Fixtures and fittings are available by negotiation.

SERVICES

Services: Oil-fired central heating, private drainage. Mains electricity and water.

TENURE

Freehold

LOCAL AUTHORITY

Waverley Borough Council Tel: 01483 523333

DIRECTIONS

From Guildford proceed south on the A281 for about 6 miles, passing through Bramley and Smithbrook Kilns. Follow through the traffic lights, signposted Cranleigh to the left and Godalming to the right, follow this road for approx. ¼ mile and take the first left into Stovolds Hill. Hawkins Barn will be found a short way down on your left-hand side.



Approximate Gross Internal Area

Ground Floor: 2321 sq ft / 215.62 sq m

First Floor: 556 sq ft / 51.70 sq m

Annexe: 938 sq ft / 87.10 sq m

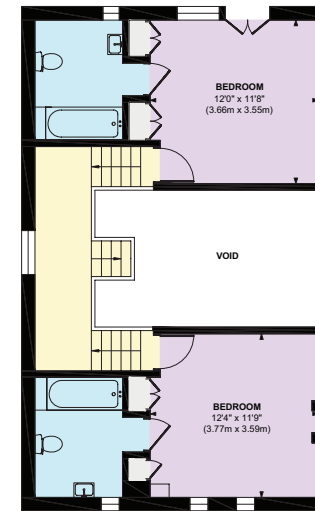
Bike Shed: 210 sq ft / 19.51 sq m

Period Cart Shed: 362 sq ft / 33.63 sq m

TOTAL: 4387 sq ft / 407.56 sq m



Ground Floor



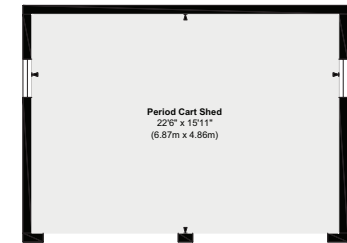
First Floor



Annexe



Bike Shed



Period Cart Shed

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

