



Asking Price £650,000 Leasehold

2 Bedroom, Apartment - Retirement

2, Manns Lodge 10 Victoria Road, Cranleigh, Surrey, GU6 8AD



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Manns Lodge

Manns Lodge is a beautiful collection of 38 one and two bedroom apartments located in Cranleigh, a charming English village boasting an attractive high street and thriving community, situated south east of Guildford and perfectly located for both town and country.

Manns Lodge is ideally located in the heart of the village with a private footpath providing access to the high street. Here you will find a range of cafés and restaurants including the popular Yangaz bistro and The Richard Onslow gastropub, Arts Centre with theatre, butchers, medical centre, dentist, Post Office, bakery, wet fish monger and a range of independent shops amongst well-known high street chains. Cranleigh also benefits from supermarkets, M&S foodhall and the popular Cook shop.

For those looking for an active retirement lifestyle, Cranleigh boasts a variety of leisure facilities locally, where you can enjoy fitness classes, swimming pool, and squash facilities at the Cranleigh Leisure Centre. If you are an avid golfer you won't have far to travel as Cranleigh Golf & Country Club is only a short drive away. You can enjoy a relaxing afternoon watching a cricket match at the local cricket club, or if you're feeling energetic take up the bat yourself.

Cranleigh is surrounded by the picturesque countryside of the Surrey Hills. Popular locations include Winterfold Wood and Knowle Country Park, where you can enjoy beautiful walking routes and trails. Leith Hill Tower boasts stunning panoramic views and is the highest point in South East England. Shalford Train Station is a short car or bus journey away, providing fantastic transport links to nearby towns, as well as offering services to London Waterloo. With all of this on your doorstep, this is the perfect place to enjoy your retirement to the full.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Manns Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Manns Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.



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Property Overview

TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO

Situated in a fantastic position in the development is this delightful two bedroom apartment which benefits from a Patio overlooking the communal gardens. The property provides spacious accommodation and is presented in fantastic order throughout.

The Living Room offers ample space for living and dining room furniture. A French door opens to the owners private patio area with lovely views of the communal gardens and a further door leads through to the Kitchen.

The Kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist-height Neff oven and 4 ring electric hob, dishwasher, fridge and frost-free freezer. A large window provides light and ventilation.

Bedroom One is a good-sized double with a walk-in wardrobe. An En-Suite offers a large walk-in shower with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Bedroom Two is another good-sized double with a built-in wardrobe. This room could also be used as a separate Living Room, Study or Hobby Room.

The Bathroom offers a bath tub with overhead shower and a handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

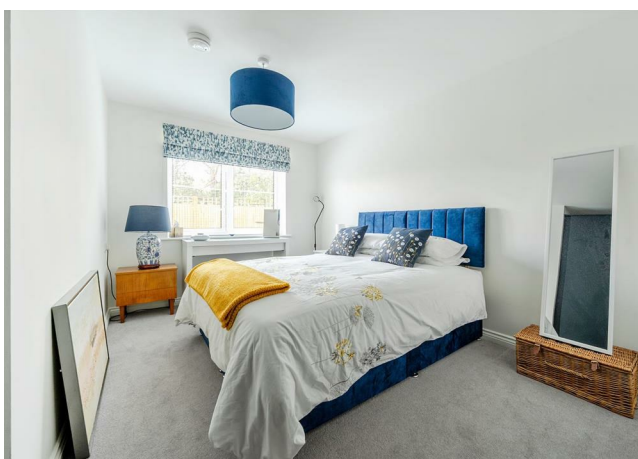
Perfectly complimenting this fantastic apartment is a very large Store cupboard currently housing the washer/dryer. located in the Hallway.

This apartment simply must be viewed!



Features

- Two bedroom two bathroom ground floor apartment with patio
- Situated in a private position
- Modern fitted kitchen with integrated appliances
- Owners' Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Close to the town centre & excellent transport links
- Lodge Manager available 5 days a week
- Buggy store
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country



Key Information

Service Charge (Year ending 28th February 2026):
£4,474.27 per annum.

Approximate Area = 878 sq ft / 81.6 sq m
For identification only - Not to scale

There is no ground rent payable at this development.

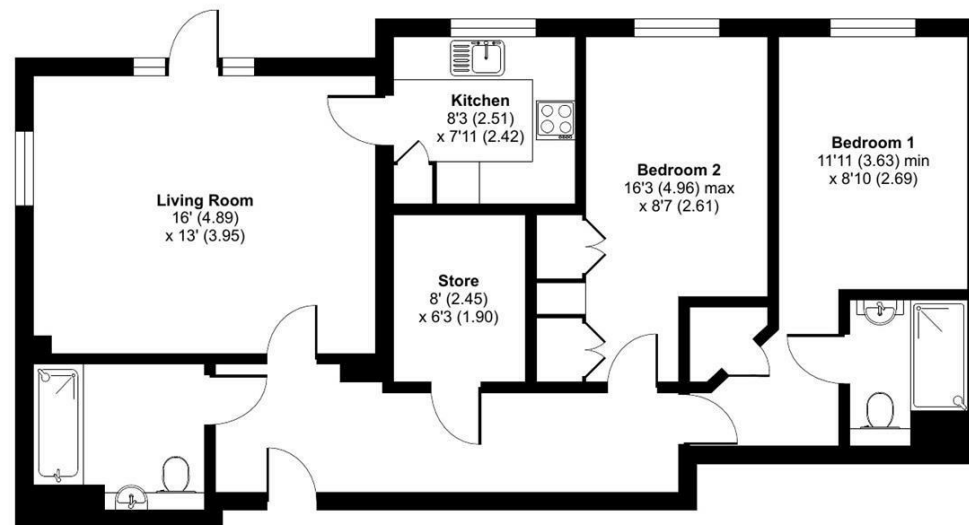
Council Tax Band D

999 year Lease commencing 1st March 2024

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, ground source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 2% Event fee contribution of the final selling price is payable by the Seller upon completion of the sale of the property plus 1% towards the contingency fund.



EPC Rating: C

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1317066

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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