



## Cranleigh

Asking Price £695,000 Freehold

A detached character family home featuring adaptable three/four bedroom accommodation including a ground floor annex, situated in superb sized and well kept Westerly facing gardens, close to the village centre and excellent local schools. EPC Rating: D



This delightful character family home offers particularly versatile three/four bedroom accommodation with the some of ground floor reception space offering the adaptability to be utilised as annex. Situated in generous gardens with the a well maintained Westerly rear garden being a particularly good size and having a lovely open aspect. Over the years the property has undergone various transformations to include a comprehensively extended kitchen-breakfast room which has been fitted with a range of modern white units with complementing preparation surfaces and featuring various integrated appliances. A doorway allows access to the family room which overlooks and has access to the rear garden, together with an additional room which is currently being utilized as bedroom 4, complete with an adjacent shower room. The sitting room is triple aspect, flooding the room with light with patio doors opening onto the rear garden patio and a centrally positioned fireplace. The dining room also features an original fireplace and overlooks the front of the property.

On the first floor there is a master bedroom with fitted wardrobes and an en-suite shower room and two further well proportioned double bedrooms, each with fitted wardrobes and served by the family bathroom.

\* Entrance hall with cloakroom.

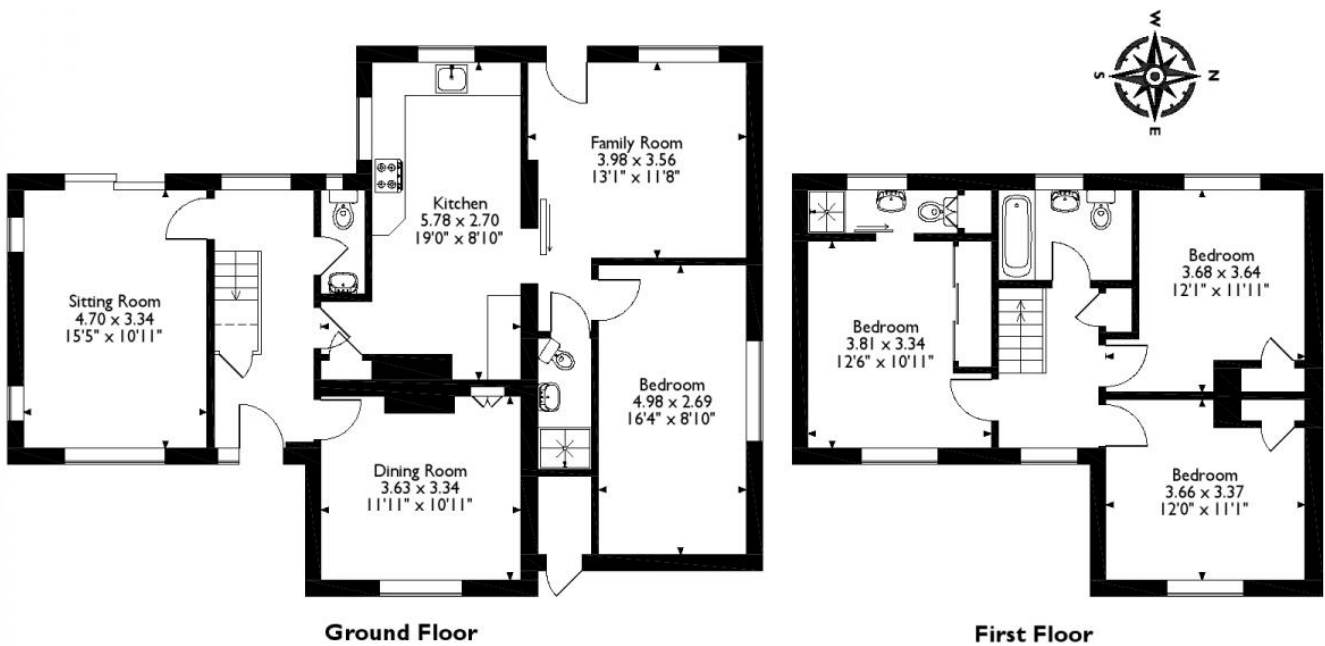
- \* Sitting Room, dining room, kitchen-breakfast room, family room.
- \* Potential ground floor annex with shower room.
- \* Master bedroom with en-suite shower room.
- \* Two further bedrooms, each with built in wardrobes.
- \* Family bathroom.
- \* Large Westerly facing garden and off street parking.
- \* Easy access to the village centre.

Agent Note: We have been informed by the vendor that the ground floor bedroom 4 and ground floor shower room do not have building regulation certification but an indemnity policy will be organised and provided by their solicitor for the prospective purchaser.

- Versatile Character Family Home
- Highly Convenient Village Location
- Adaptable 3/4 Bedroom Accommodation
- 3/4 Adaptable Reception Rooms
- Close To High Street And Local Schools
- Superb Westerly Facing Garden

# Floorplan

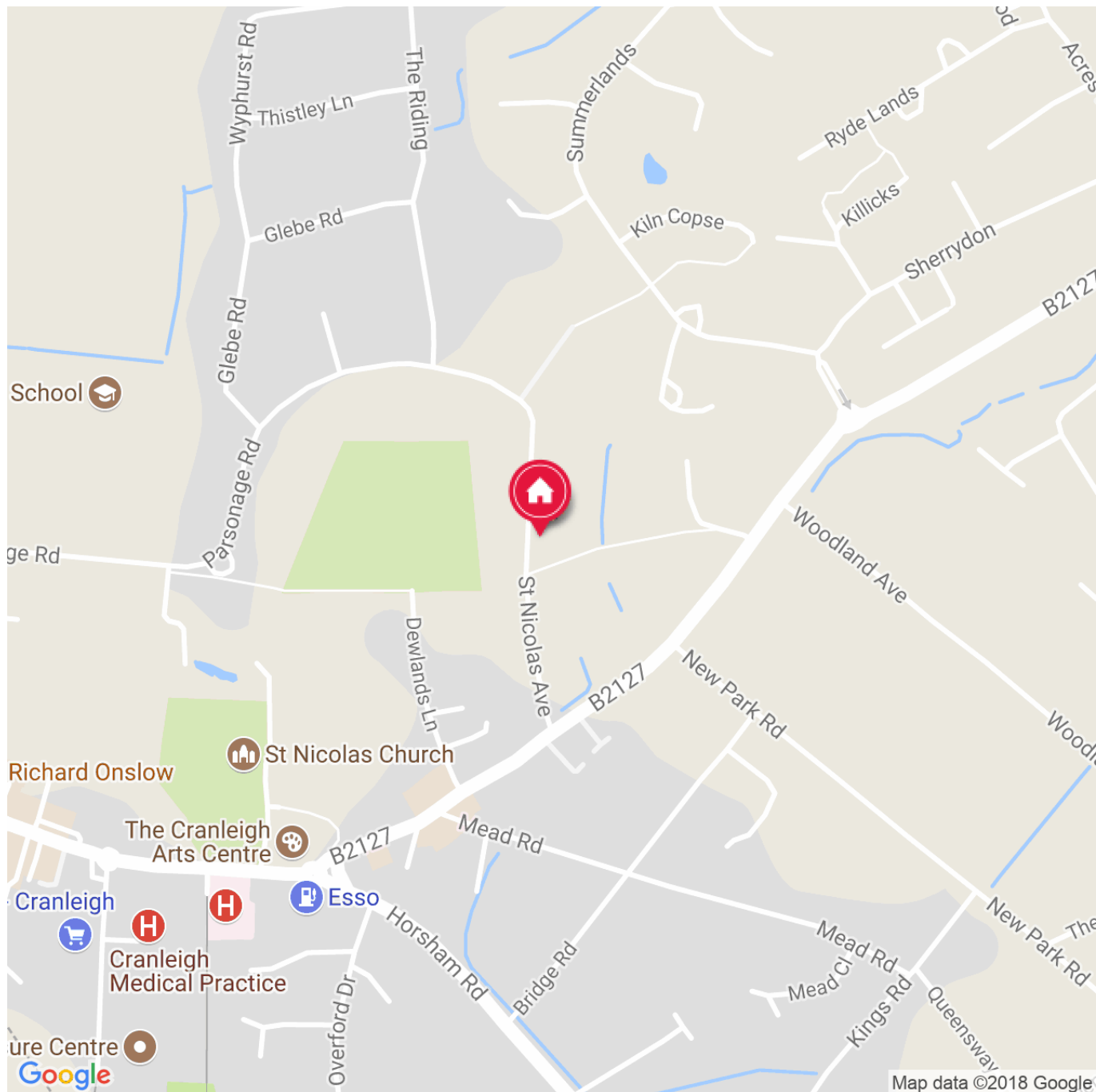
Approximate Gross Internal Area  
Main House = 145 Sq M/ 1566 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Directions

The property is ideally located close to the centre of the village and also within a few minutes walk of excellent primary and secondary school education. The village of Cranleigh is approximately 10 miles to the south of Guildford, which has a mainline station with a fast service into Waterloo and access to the A3 for the M25 and central London. Cranleigh village has a health centre, library, leisure centre and art centre as well as a comprehensive range of shops. These include a butcher, fishmonger, Marks and Spencer, Simply Food, two supermarkets and a wide range of independent retailers. The area is surrounded by open countryside, including the Surrey Hills, ideal for walking, cycling and horse riding.



IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.