

# KNOWLE LANE





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CRANLEIGH, SURREY, GU6 8JW

Available: 31st July 2024

£3,500 PCM (Per Calendar Month)

House - Detached - 3 Bedroom  
3 Bathroom - 2 Reception

## Summary

A fantastic, modern, three bedroom, three bathroom detached family home located within easy reach of Cranleigh High Street.

## Key Features

- Detached
- Three bedrooms
- Three bathrooms
- Recently Built
- Double carport
- Easy access to Cranleigh High Street





## THE PROPERTY

### Description

Upon entry, you will find this luxurious family home keeps a well-appointed standard throughout. On the ground floor you will find a reception room with triple aspect windows overlooking the front of the property. To the rear, you will find a fantastic open plan kitchen and dining room with bi-fold doors offering access to a patio for outside entertaining and access to the rear garden with a pleasant rural outlook. The modern kitchen benefits from integrated appliances including fridge/ freezer, dishwasher, wine cooler and induction hob with built in extraction. The dining area has been carefully designed to showcase the oak framed extension. Downstairs you will also find a W.C.

Upstairs, you will find three double bedrooms, all with en-suite bathrooms and all benefiting from bespoke fitted storage. All the en-suite bathrooms have been fitted with traditional and timeless Burlington fixtures.

The second floor of the property has been boarded for additional storage.

Outside, the property benefits from a double car port and secure rear garden.





## Location

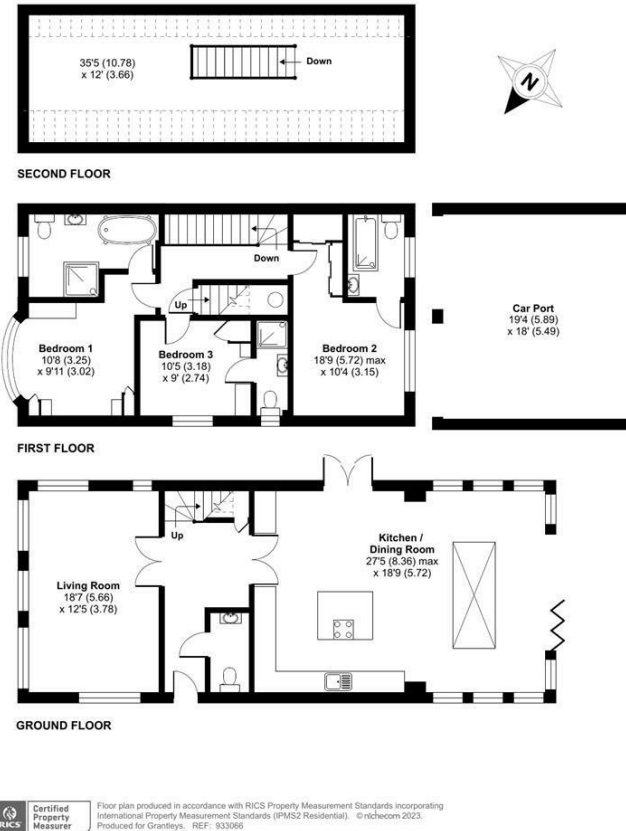
The home is located in a wonderfully semi-rural position but still only minutes' walk into Cranleigh village centre. There is an excellent selection of independent and larger shops and supermarkets as well as bridlepaths and foot paths for keen walkers. Guildford is a 9-mile drive for main line rail connections as well as a larger selection of shops, cafes and restaurants.

Waverley Borough Council Tax - Band G  
EPC - Band B  
Available late April  
Holding deposit £807



## Lauriel House, Knowle Lane, Cranleigh, GU6

Approximate Area = 2036 sq ft / 189.1 sq m (excludes carport)  
For identification only - Not to scale



Guildford

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