

# KNOWLE LANE





## KNOWLE LANE

CRANLEIGH, GU6 8JL

Wonderful, one bedroom, two storey annexe, with parking within easy reach of Cranleigh village

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Available: 14th June 2024

£1,350 PCM (Per Calendar Month)

Not specified - 1 Bedroom - 1 Bathroom - 1 Reception

### Key Features

- Semi rural location
- Part furnished or unfurnished
- Convenient location for Cranleigh Village
- One bedroom
- Split Level
- Available now



## THE PROPERTY

### Description

The front door is accessed via a courtyard shared with the main house and opens into the kitchen which is fitted with appliances, from there, it opens into living room, with plenty of natural light from the large window overlooking the shared garden. On the first floor is a large bedroom with ensuite bathroom including a shower over the bath



## Location

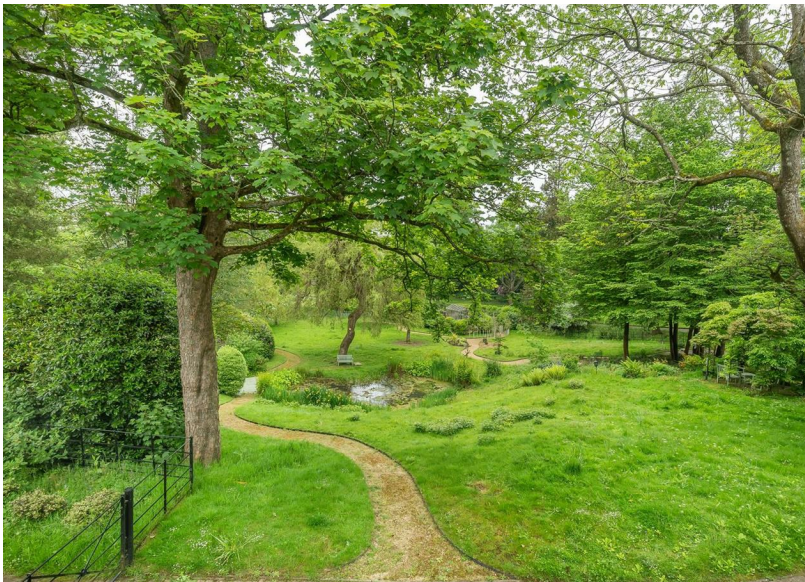
Knowle Park is located in a wonderfully semi-rural position but still only minutes' walk into Cranleigh village centre. There is an excellent selection of independent and larger shops and supermarkets as well as bridle paths and foot paths for keen walkers. Guildford is a 9.6 mile drive for main line rail connections as well as a larger selection of shops, cafes and restaurants.

EPC: D

Holding Deposit: £311

Council tax is charged at £63 per month

The rental figure includes gas ,electric, water and internet



## Knowle Lane, Cranleigh, GU6

Approximate Area = 481 sq ft / 44.6 sq m

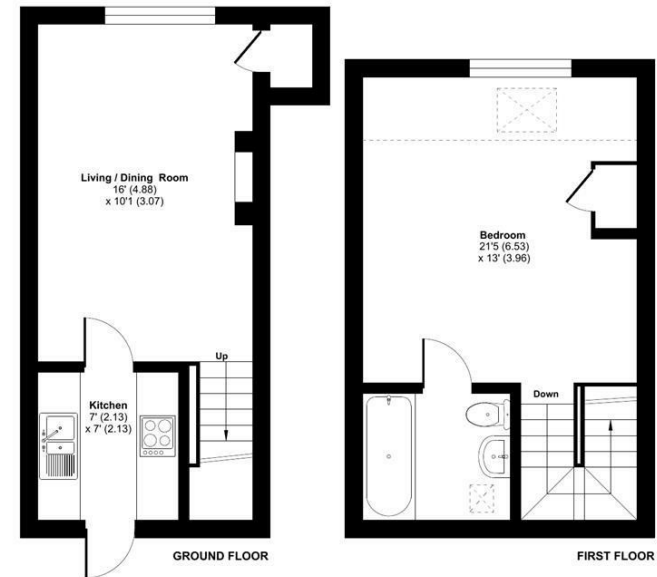
Limited Use Area(s) = 39 sq ft / 3.6 sq m

Total = 520 sq ft / 48.2 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grantley's. REF: 1130962.

Guildford

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