

# KNOWLE LANE





## KNOWLE LANE

CRANLEIGH, SURREY, GU6 8JW

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

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Available: 31st July 2024

£3,500 PCM (Per Calendar Month)

House - Detached - 3 Bedroom - 3 Bathroom - 2 Reception

### Key Features

- Detached
- Three bedrooms
- Three bathrooms
- Double car port
- Secure rear garden
- Easy access to Cranleigh High Street
- Recently built



## THE PROPERTY

### Description

Upon entry, you will find this luxurious family home provides 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.

Council Tax - Band G  
EPC - Band B  
Holding Deposit £807



## Knowle Lane, Cranleigh, GU6

Approximate Area = 1807 sq ft / 167.9 sq m  
Limited Use Area(s) = 214 sq ft / 19.9 sq m  
Total = 2021 sq ft / 187.8 sq m

For identification only - Not to scale



Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.  
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Guildford

Poyle House 24 Epsom Road  
Guildford  
Surrey  
GU1 3LE

Tel: 01483 407600

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