



Cloudsley House, Rowly Drive, Cranleigh, GU6 8PJ





Property Description

Guide Price: £795,000

- Three bedroom detached house
- 1920's construction
- Two reception rooms
- Kitchen
- Utility room
- Study/bedroom 4
- Large driveway
- >100ft rear garden
- No onward chain
- Freehold.
- Council tax band: G. EPC: E

Cloudsley House is a charming 1920's detached property nestled on a generous plot with considerable potential for expansion and modernisation (subject to planning). Situated on a sought-after no-through road in Rowly, just on the outskirts of Cranleigh village, this residence offers a desirable location in a peaceful location.

The property is set back from the road with a sizable driveway that offers ample parking and leads to a detached garage, providing convenient storage. Inside, the accommodation encompasses two reception rooms, kitchen, utility room and shower room.

Additionally, a versatile study/bedroom completes the ground floor, providing flexibility to suit your specific needs.

Upstairs, you'll find two generous double bedrooms, along with a single bedroom. A family bathroom serves the first floor rooms.

Outside, the mature rear garden is a feature, extending over 100 ft from the rear of the property. This expansive space invites outdoor enjoyment, whether it's gardening and al fresco dining.

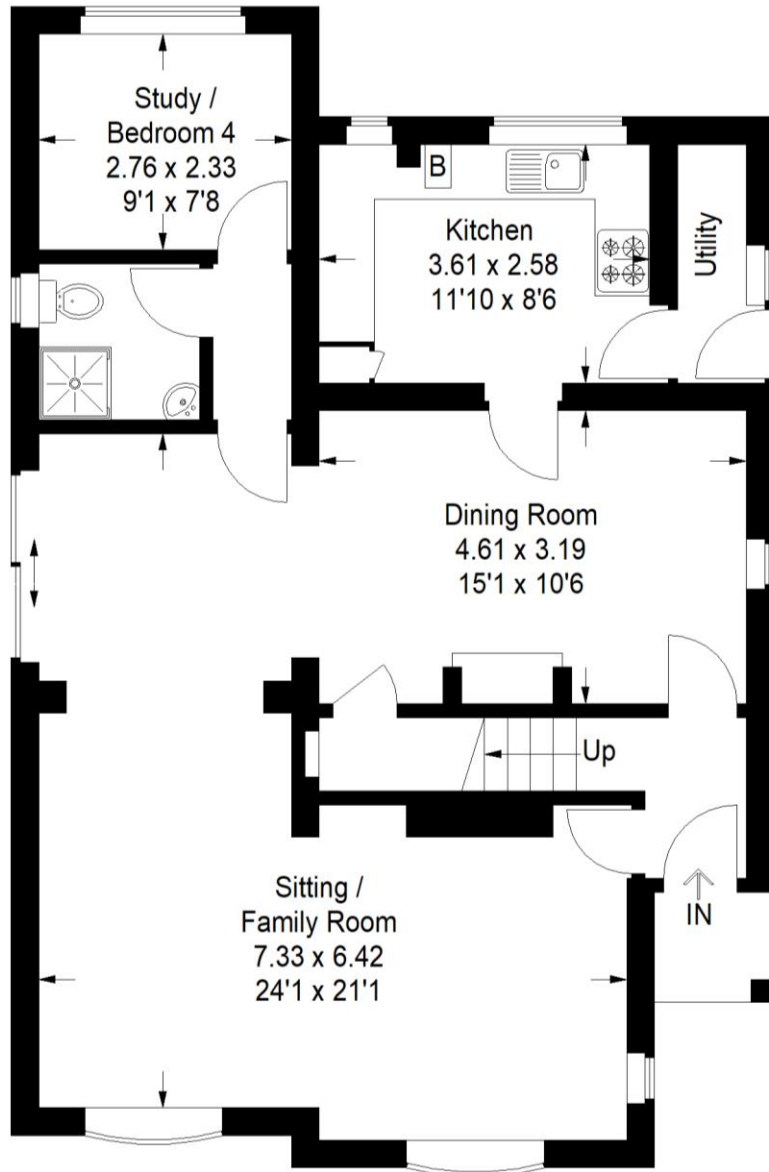
Cloudsley House offers an exciting canvas for those seeking to create their dream home. With its characterful facade, generous plot, and potential for expansion, this property presents considerable scope.



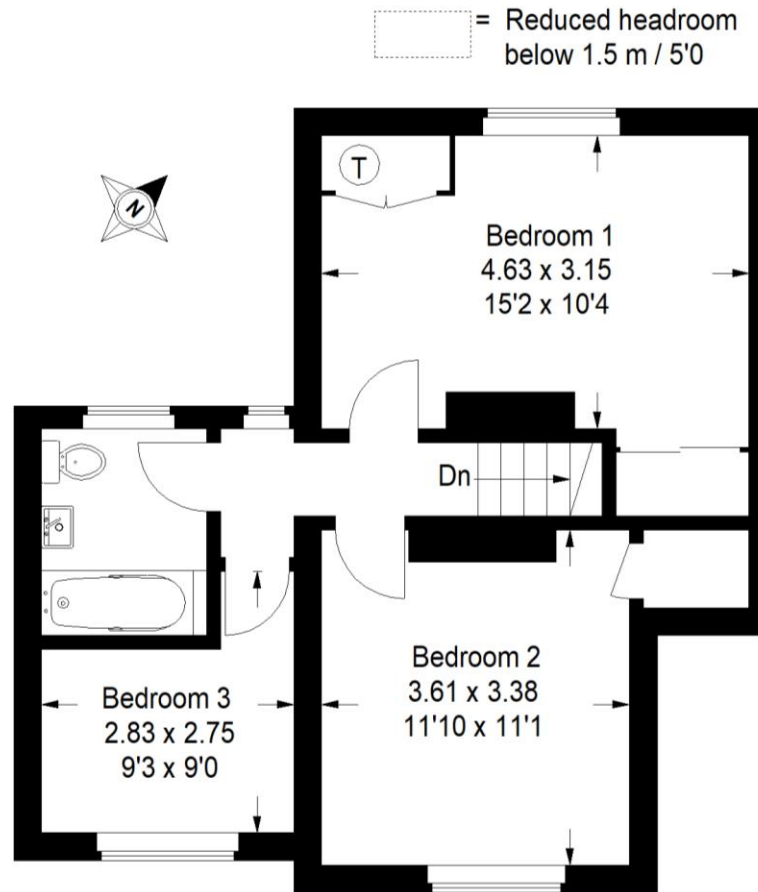


Rowly Drive, Cranleigh

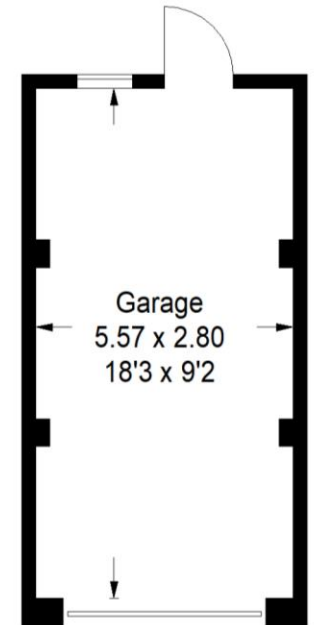
Approximate Gross Internal Area
 Ground Floor = 82.7 sq m / 890 sq ft
 First Floor = 46.7 sq m / 503 sq ft
 Garage = 15.5 sq m / 167 sq ft
 Total = 144.9 sq m / 1560 sq ft



Ground Floor



First Floor



(Not in position)

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Chantries & Pewleys

ESTATE AGENTS

Cranleigh Sales 01483 347888
cranleigh@chantriesandpewleys.com

Guildford Sales 01483 405222
guildford@chantriesandpewleys.com

Merrow Sales 01483 347100
merrow@chantriesandpewleys.com

Shalford Sales 01483 304344
shalford@chantriesandpewleys.com

Lettings 01483 405222
lettings@chantriesandpewleys.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

