



33 Mead Road, Cranleigh GU6 7BQ





Property Description

Guide Price: £685,000

- Five bedroom semi-detached home
- Character property
- < 0.5 miles to Cranleigh High Street
- Open plan kitchen/dining room
- Sitting room
- Shower room
- Off street parking
- Rear garden >100 ft.
- Freehold
- EPC: D
- Council tax: E

A charming semi-detached property that enjoys a prime location within the heart of village and a short walk of Cranleigh High Street. This attractive home exudes character and has been extended to offer beautifully presented accommodation spread across three levels. The interior boasts a bright sitting room featuring window shutters and an open fireplace, a cloakroom, and an expansive open-plan kitchen/dining room that operates perfectly as the hub of the house. The kitchen area is highlighted by a wood-burning stove and double doors leading to the rear garden.

The first floor hosts two generously sized double bedrooms, a spacious single bedroom, and a contemporary family bathroom. Ascending to the second floor reveals two additional bedrooms and a modern shower room.

Outside, the property offers off-road parking secured by a five-bar gate, alongside side access leading to a well-proportioned rear garden that extends over 100ft from the home. The garden, predominantly laid to lawn, features a charming 'wildlife' pond with a deck area. Elevated flower and shrub borders, along with raised vegetable beds, contribute to the garden's aesthetic appeal. A sizable garden store/workshop at the garden's end completes this delightful property.





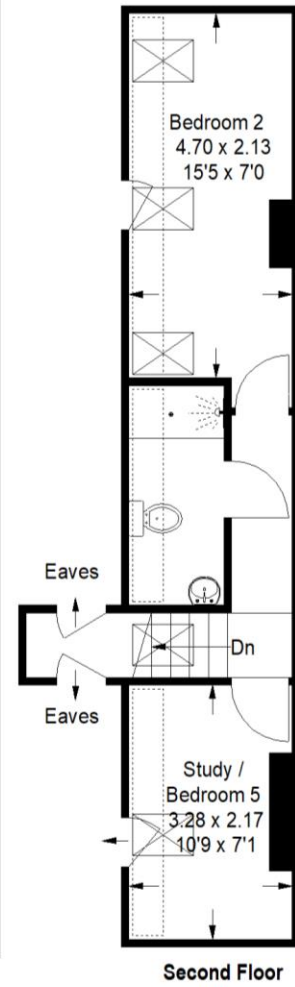
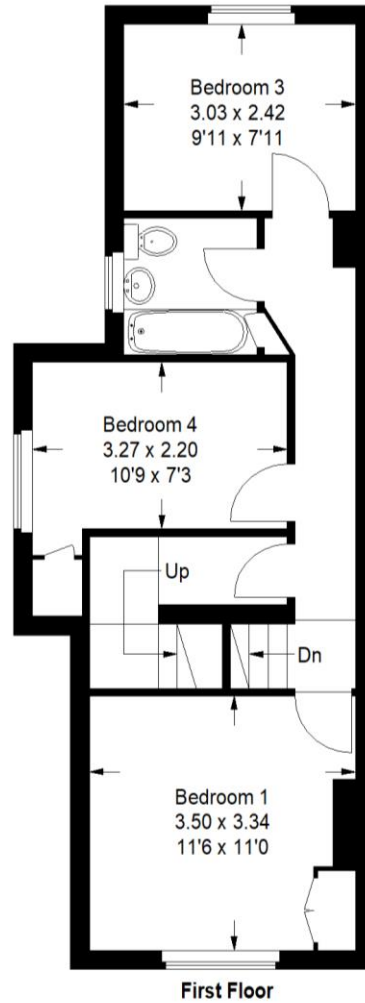
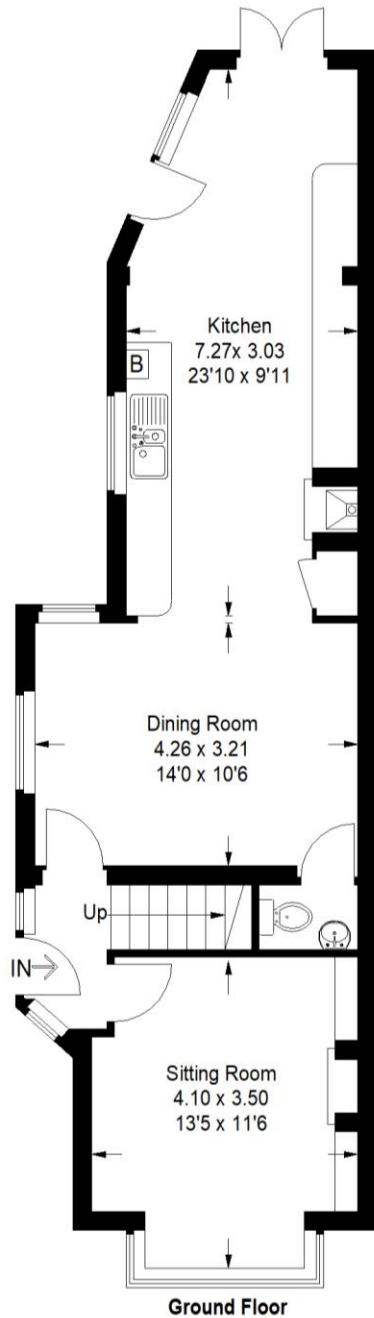


The Area

The location and garden size make this an ideal property for a family looking for easy access to Cranleigh's popular High Street and schools. Cranleigh's busy village centre offers a variety of shopping, leisure and cultural amenities including two supermarkets, a butcher, fishmonger, M & S Simply Food, as well as a library and leisure centre. The village is also home to several excellent pubs and coffee shops with outside sitting for an al fresco break. Set at the foot of the Surrey Hills, Cranleigh is surrounded by Surrey countryside, and nearby towns of Guildford and Horsham offer mainline services to London.



Mead Road, Cranleigh



Approximate Gross Internal Area
 Ground Floor = 53.9 sq m / 580 sq ft
 First Floor = 43.2 sq m / 465 sq ft
 Second Floor = 27.4 sq m / 295 sq ft
 Total = 124.5 sq m / 1340 sq ft



⊞ = Reduced headroom
below 1.5 m / 5'0

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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.



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