



6 Bookhurst Road, Cranleigh GU6 7DR





Property Description

Guide Price: £545,000

- Stunning newly renovated home
- Three double bedrooms
- Impressive open plan living
- Fantastic kitchen/diner/family room
- Brand new kitchen and bathrooms
- Spacious south facing garden
- Off street parking and planning permission for a garage
- Surrounded by beautiful countryside
- Freehold Council Tax: D EPC: D

This stunningly semi detached cottage has been refurbished and extended, set over three floors, with a brand new kitchen and bathrooms, ample off road parking, planning permission for a double garage and private rear garden. This home has been finished to a high standard, has great open plan living space and situated near to the village of Cranleigh.

The front of the property is mainly laid to lawn and accessed via a path to the front door and a side path leading to the rear. However, you can enter via the back where there is a convenient allocated parking area with two spaces and further spaces for visitors. A door to the side of the property opens into the fabulous, open plan family/sitting/dining area carpeted throughout with a roof lantern facilitating plenty of sunlight. This room represents the hub of the home. The kitchen has stunning, pale grey shaker style wall and base units, contrasting quartz worktops, induction hob, extractor, Zanussi cooker and microwave, integrated dishwasher with space for a washing machine and dryer. The dining area has an open focal fireplace and useful under stairs storage cupboard, enjoying a front aspect with convenient access to the road gained via the front door. The inviting sitting room area offers a truly relaxing space to sit and admire the views to the south facing garden with bi-folding doors opening to offer an inside/outside living space. There is also a ground floor WC. Ascending the stairs to the first floor, you will appreciate two bedrooms and a separate study. There is a part porcelain tiled family bathroom with Jack and Jill access to service this floor, comprising a shower/bath, basin vanity unit and towel rail. A further staircase leads to the second-floor loft conversion, where the principal bedroom is located with eave storage, enjoying fantastic views to the rear and boasting a stylish ensuite wet room.

The wonderful, south facing rear garden has a patio with steps down to the lawn, perfect for sitting to relax in during the summer months, which in turn leads a brick store and gates to the side and rear of the property where there is a further shed for storage. This semi-detached cottage has to be viewed internally to appreciate its unique features, offering stylish and versatile living space with a sunny, south facing rear garden.

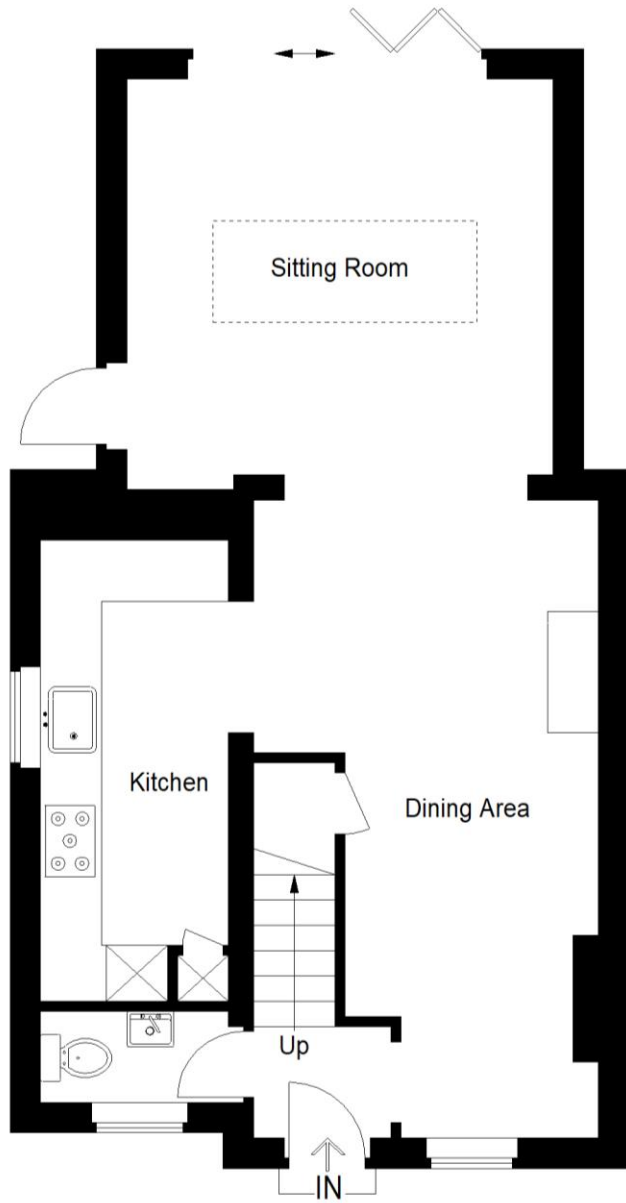




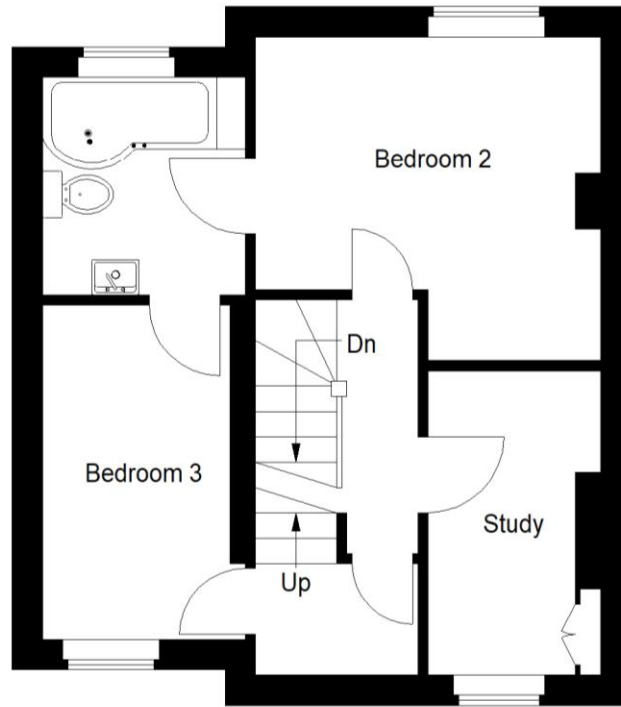
Brookhurst, Cranleigh

Approximate Gross Internal Area
Ground Floor = 53.9 sq m / 580.7 sq ft
First Floor = 35.4 sq m / 381.2 sq ft
Second Floor = 23.7 sq m / 254.7 sq ft
Total = 113 sq m / 1216.6 sq ft

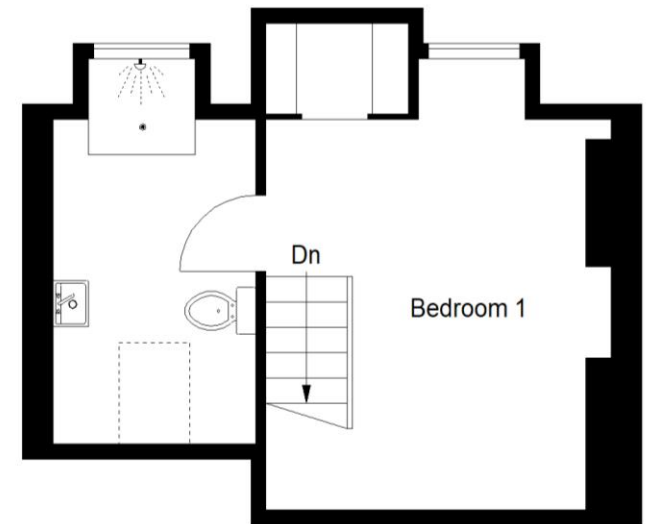
This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Ground Floor



First Floor



Second Floor



Chantries & Pewleys

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