



Shepherds Crook, The Common, Cranleigh GU6 8SQ





Property Description

Guide Price: £450,000

- Light and spacious character property
- Two double bedrooms
- Two reception rooms
- Views across Cranleigh Common
- Ideal for open plan living
- Courtyard garden
- Opportunity to create a third bedroom STPP
- Freehold EPC D Council Tax D

We are delighted to offer to the market this light and spacious two double bedroom mid terraced character property overlooking the Common and a short walk to Cranleigh village.

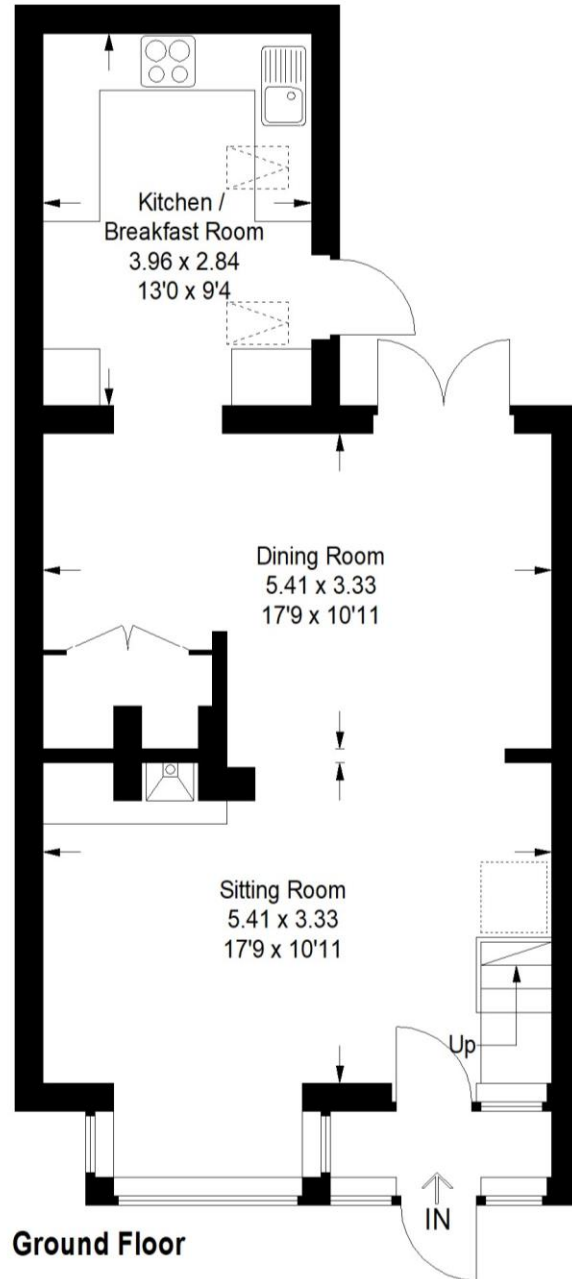
The attractive front facia is approached through a wrought iron gate and front garden leading to the glazed porch entrance. Internally there is ample living space with an open plan layout, neutrally decorated throughout and boasts high ceilings. The living/dining room features a bay window allowing light to flood in, a log burning stove with brick surround, oak mantle and fitted shelving. The dining area has French doors with views out to the rear courtyard garden. The dining room leads into an additional area, perfect for a home office with two large storage cupboards. The kitchen has a vaulted ceiling with two skylights, fitted cupboards, built in fridge freezer, double oven and electric hob. There is space for a dishwasher and washing machine and a table and chairs. You can also access the courtyard garden from a side door.

Upstairs consists of two large double bedrooms, family bathroom and access to the loft. Bedroom one has a built-in wardrobe with shelving and additional cupboards providing ample storage and overlooks Cranleigh Common and the Village Cricket Ground. Bedroom two overlooks the rear of the property with built-in storage and an airing cupboard. The large family bathroom is fully tiled and comprises of a corner power shower, heated towel rail, basin and W.C.

The courtyard garden is very low maintenance and has been refurbished providing a perfect suntrap, ideal for entertaining and alfresco dining. There is also the opportunity to create a third bedroom in the loft space STPP.

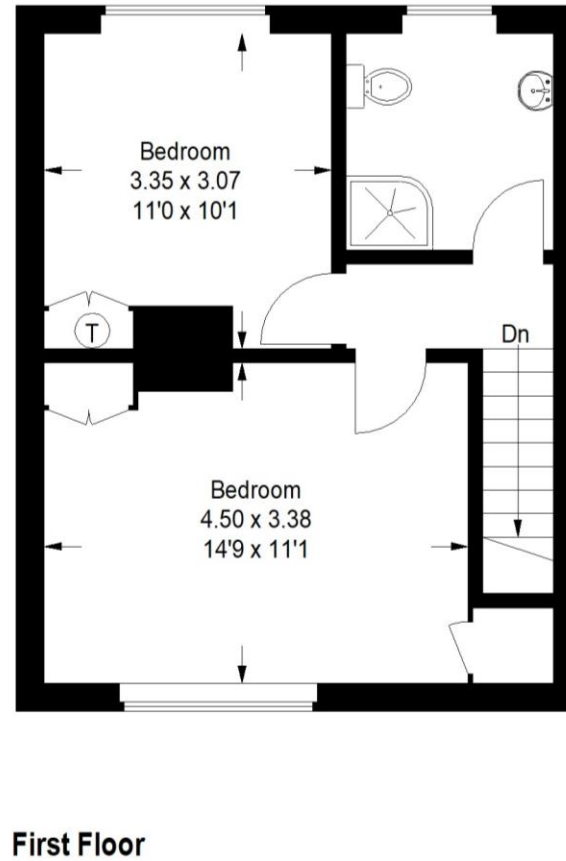







The Common

Approximate Gross Internal Area
90.9 sq m / 978 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.



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

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