



Dolphin Cottage, James's Place, Cranleigh GU6 8RP





Property Description

Guide Price: £375,000

- Sitting room featuring a traditional fireplace
- Two bedrooms and family bathroom
- Character property
- Potential to modernise
- Rear aspect kitchen with separate utility room
- Private courtyard garden with pond
- Convenient private parking
- Tucked away in a quiet road behind Cranleigh High Street
- Freehold
- Council Tax: C EPC: D

A charming semi-detached, two bedroom cottage, conveniently located just off the High Street in the centre of Cranleigh village with private parking and a low maintenance courtyard garden.

This delightful two-bedroom period home enjoys an abundance of character. A pretty white picket fence borders the front of the property, which is complemented by a range of climbing plants and shrubs with the entrance benefiting from a covered porch. There is convenient parking on the driveway to the side, which in turn leads you through an iron gate to the delightful courtyard garden to rear. The cosy sitting room features a traditional fireplace with a wooden surround and mantel, creating a perfect space for relaxing, any time of the day with views to the front through a large sash window. The classic style kitchen, situated to the rear of the property, comprises solid wood eye and base level units, with contrasting marble effect worktops and integrated electric oven with gas hob. There is access directly to the rear garden through a stable door and a separate utility area offers space for appliances.

Ascending the stairs to the first floor, you will appreciate two bedrooms, the generous principal affording front aspect positioning and featuring a substantial built in wardrobe and original fireplace surround. There is a fully tiled family bathroom comprising bath with shower attachment and vanity basin. The loft is boarded and decorated, providing plenty of storage space.

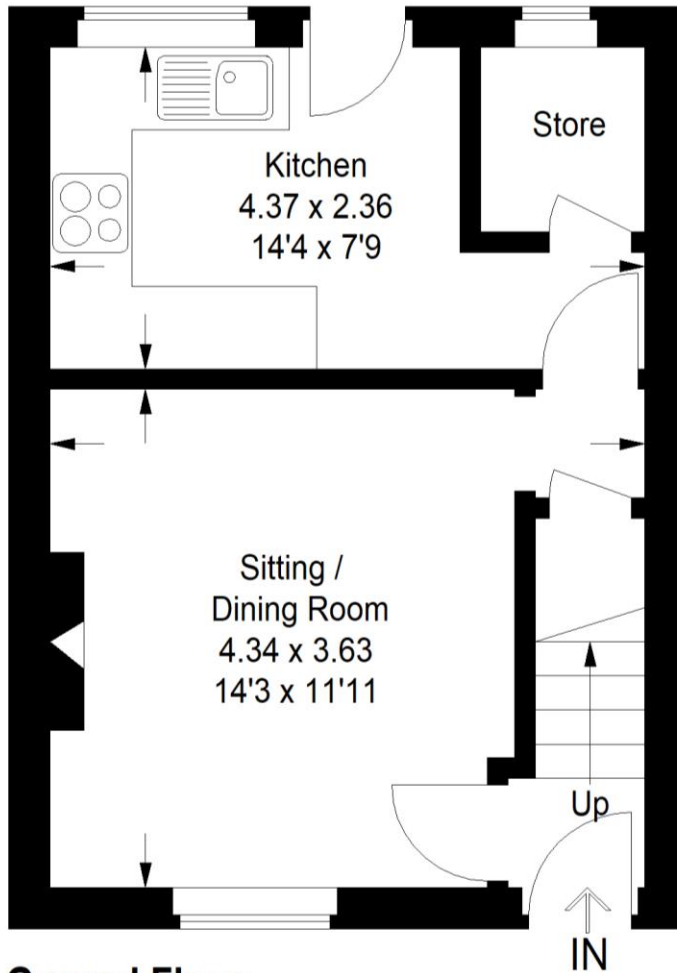
To the rear of the property is a delightful, courtyard garden, surrounded by bordering bushes and shrubs and a pond in the corner alongside an attractive rockery, offering the perfect space for relaxing during the summer months. A driveway to the side of the house provides valuable private parking space which is hugely convenient given the central village location.



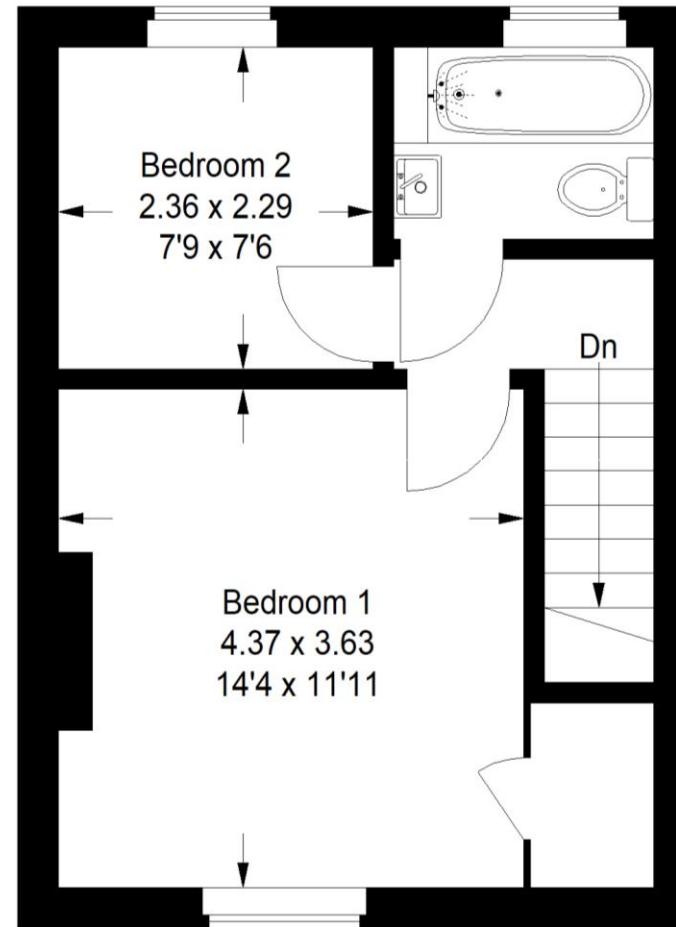


St. James Place, Cranleigh

Approximate Gross Internal Area
54.4 sq m / 586 sq ft



Ground Floor



First Floor

This plan is for representation purposes only. Reproduced from plans supplied by the agents. 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 quoted should not be used as a basis for valuation.



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