



Woodlands, Avenue Road, Cranleigh GU6 7LQ





Property Description

Guide Price: £1,600,000

- Impressive detached family home
- Located in one of Cranleigh's premier roads
- Five bedrooms
- Two bathrooms
- Three reception rooms
- Substantial games room/office measuring over 600 sq ft
- Plot = 0.45 acres
- Private South facing rear garden
- No onward chain
- Freehold
- Council tax band: G EPC: E

Located on one of the most desirable roads in Cranleigh, Woodlands is an impressive family home, which is beautifully presented throughout and offered with no onward chain. The extensive accommodation includes five bedrooms, three reception rooms, two bathrooms and a substantial outbuilding which is currently set up as a games room

The ground floor offers adaptable living spaces and benefits from an orangery that seamlessly connects all the reception rooms providing a superb space for entertaining. Also adjoining the orangery is an open plan kitchen/breakfast room that enjoys a fabulous view and direct access onto the rear patio and beautifully manicured garden. The living room features an open fire, while the elegant dining room provides an option for a formal setting and is ideal for special occasions and family gatherings. Additionally, there is a snug/office with an attractive bay window located at the front of the property.

On the first floor, the main bedroom adjoins a modern en-suite bathroom, while four additional bedrooms are served by a well-appointed family bathroom. The impressive games room/office measures over 600 sq. ft., providing versatile additional accommodation. This significant space includes a toilet and can be used for entertainment or as a comfortable guest suite.

The outside of Woodlands is a real highlight of the property. The thoughtfully landscaped south-facing garden is incredibly private and provides both a tranquil setting to retreat and the most ideal space for entertaining. At the front of the property a block-paved driveway provides parking for multiple vehicles and leads to a double car port/garage.





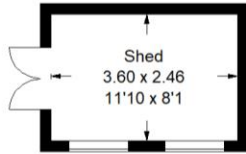


The Area

Woodlands is located in one of Cranleigh's premier roads, benefiting from a level walk to Cranleigh High Street where you can find 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.



Woodlands, Avenue Road, Cranleigh

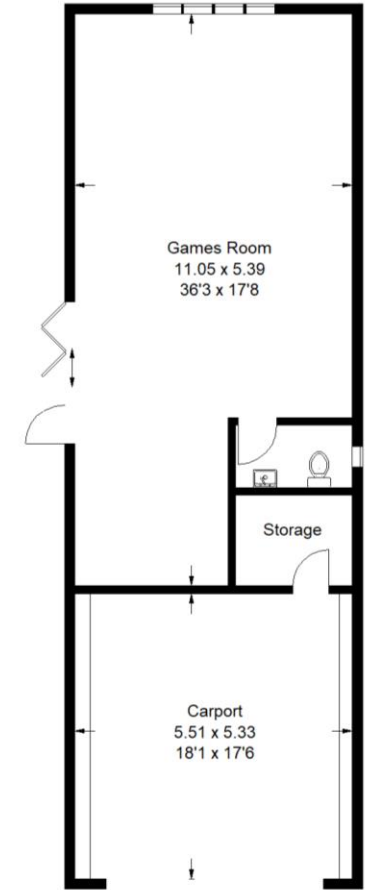
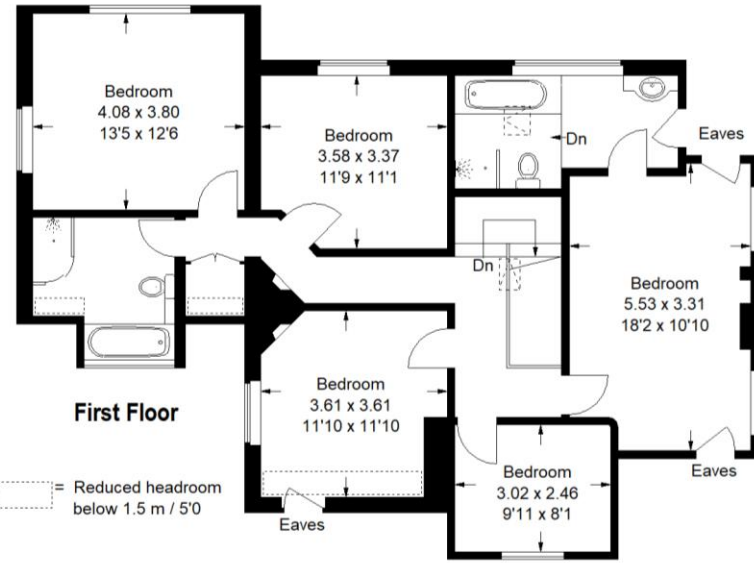
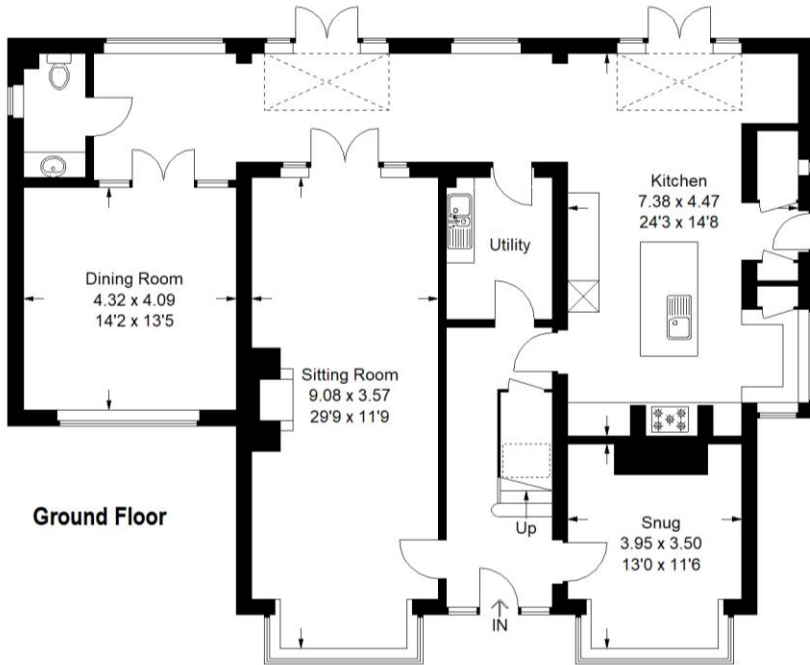


(Out buildings not in position)

Approximate Gross Internal Area = 245.7 sq m / 2645 sq ft
 Outbuildings (Including Garage) = 98.2 sq m / 1057 sq ft
 Total = 343.9 sq m / 3702 sq ft



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.





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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.

