



Culver, Avenue Road, Cranleigh GU6 7LE

 Chantries  
& Pewleys









## Property Description

- Detached house with 3 / 4 bedrooms
- Garage
- 100ft rear garden (approx)
- Off street parking
- Master bedroom with en suite shower room

Set in a highly regarded road, within half a mile of Cranleigh High Street, Culver is a fine detached home offering flexible accommodation over two floors.

The house features an impressive entrance hallway with doors to most of the ground floor rooms as well as space for a study/office area. The living room, which is open plan to the dining room, has been wired for surround sound and fitted with a projector and screen which retracts into the ceiling, making the best use of space while providing a grand home cinema. Accessed off the dining room is a modern kitchen/breakfast room with several built in AEG appliances, including an induction hob fitted into the island. Double doors from the kitchen open to the private rear garden which extends approximately 100ft from the rear of the house. A large office, bedroom 3/reception room and bathroom complete the ground floor accommodation. Upstairs, the first floor has three bedrooms and two shower rooms, one of which is en suite to the sizable master bedroom.

The house is set in mature gardens with the front being well screened by established hedging. There is a driveway providing off street parking and an attached garage.


Cranleigh's busy village centre is a ten-minute walk away, where the high street offers a variety of shopping, leisure and cultural amenities. The village is also home to several excellent pubs and coffee shops. 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.



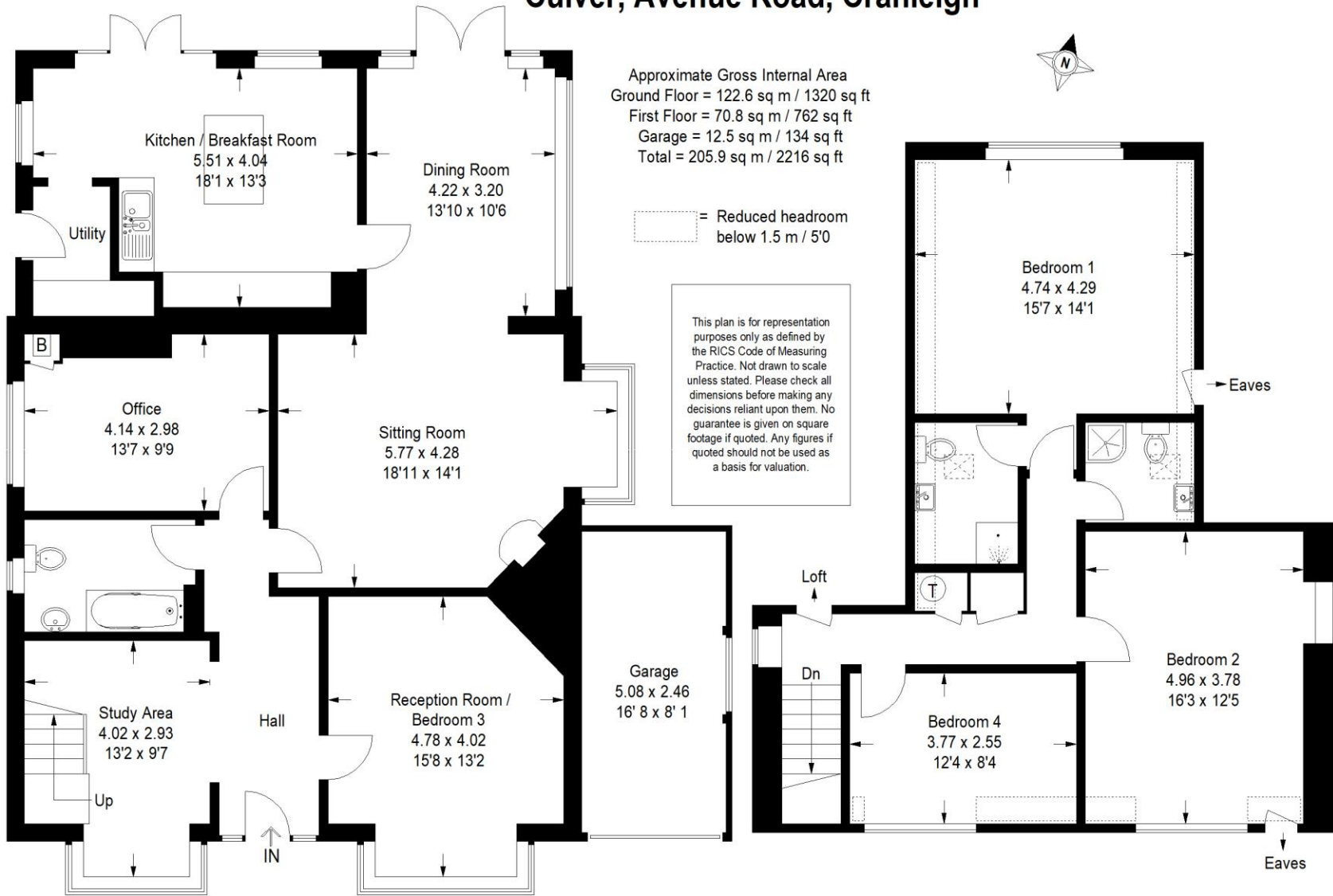


# Culver, Avenue Road, Cranleigh

Approximate Gross Internal Area  
 Ground Floor = 122.6 sq m / 1320 sq ft  
 First Floor = 70.8 sq m / 762 sq ft  
 Garage = 12.5 sq m / 134 sq ft  
 Total = 205.9 sq m / 2216 sq ft

 = Reduced headroom below 1.5 m / 5'0"

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.



**Ground Floor**

**First Floor**



# Chantryes & Pewleys

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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.