



Culver, Avenue Road, Cranleigh GU6 7LE





Property Description

Guide Price: £925,000

- Detached house in a sought after location
- 2216 sq ft
- 3/4 bedrooms
- Master bedroom with en-suite
- 3 Bath/Shower rooms
- Garage
- Off street parking
- 100 ft rear garden (approx)
- 0.5 miles to Cranleigh High Street
- Freehold. EPC: D. Council tax: G

Set in a highly regarded road, within half a mile of Cranleigh High Street, Culver is a fine detached home offering over 2000 sq. ft. of flexible accommodation.

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 4/reception room and bathroom complete the ground floor accommodation. Upstairs, the first floor hosts a sizable master bedroom with a newly fitted en-suite bathroom, two further bedrooms and a shower room.

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.

Note: The house is currently equipped with high-speed internet and smart home features, allowing the owners to control heating, appliances, and lighting remotely via their smartphones.








The Area

Cranleigh's busy village centre is a ten-minute walk away, where the high street offers a variety of shopping, leisure and cultural amenities including two supermarkets, a butcher, fishmonger, Marks and Spencers Food Hall, 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 alfresco 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.

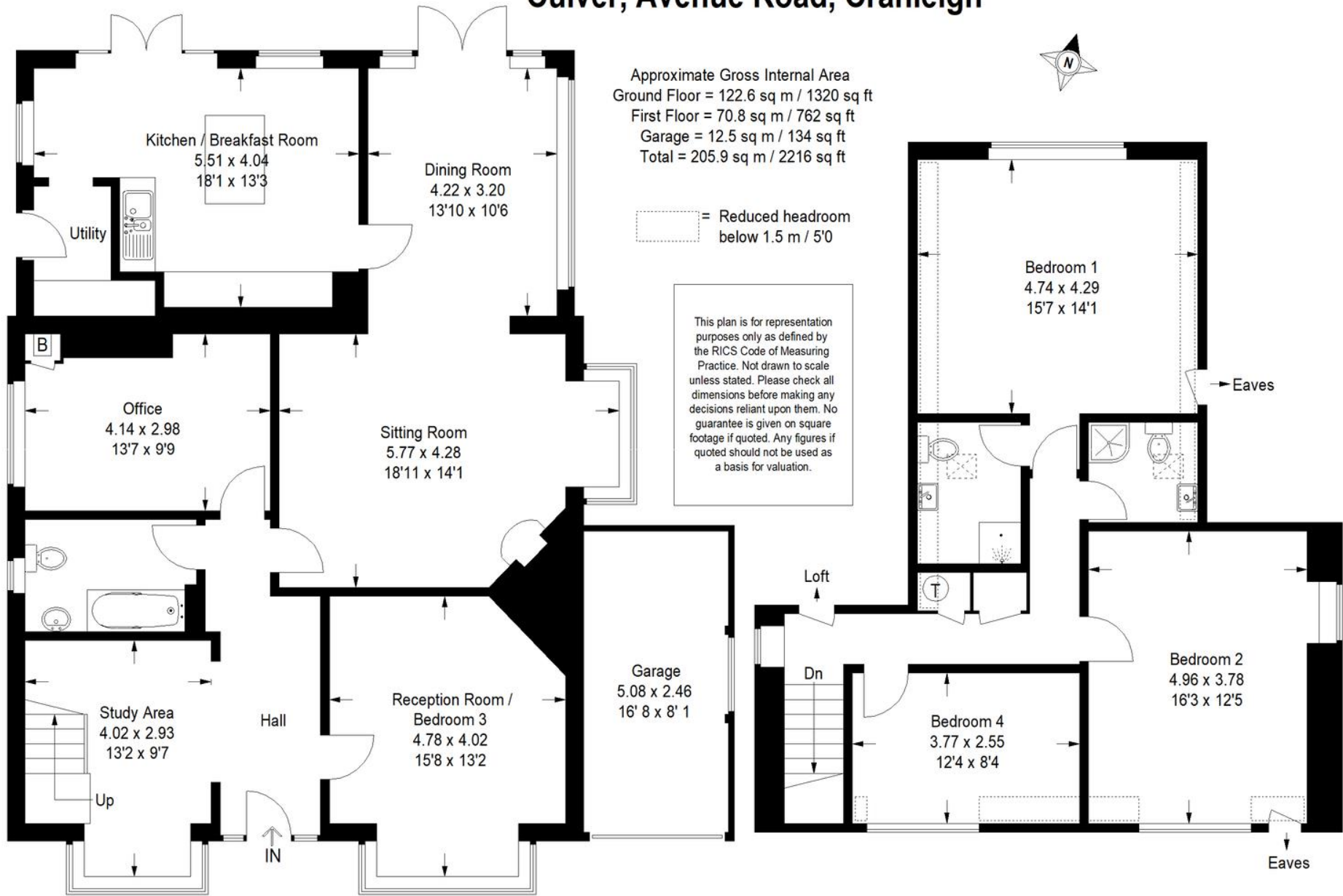


Culver, Avenue Road, Cranleigh

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



Chantries & Pewleys

ESTATE AGENTS

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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.

