



1 Wattles Lane, Cranleigh GU6 8FQ





Property Description

Guide Price: £785,000

- Attractive four bedroom detached property
- Four double bedrooms, two with ensuite showers
- Three reception rooms
- Open plan kitchen/breakfast room
- Solar panels and battery storage
- Easy to maintain rear garden with patio
- Block paved driveway and double garage
- Close access to the Downs Link and surrounding countryside
- Freehold
- Council Tax: F EPC: B

This beautifully presented four double bedroom detached home, built by Crest Nicholson in 2021, is offered in immaculate decorative condition throughout and located in a quiet cul-de-sac with an open aspect overlooking communal grounds, close to Cranleigh village centre.

The attractive frontage on a wide plot welcomes you into a bright hallway featuring Amtico wood effect flooring, which flows through to the stylish open plan kitchen/breakfast room and utility room, featuring built-in appliances with ample cupboards and contrasting work surfaces. The kitchen and dining room both feature French doors opening on to a rear patio. The lounge with an attractive front facing bay window floods the property with light, assisted by the well design layout of the property. A fourth reception room, useful storage cupboards and a downstairs cloakroom complete the ground floor accommodation.

The principal bedroom enjoys an outlook over the front garden and features a fitted mirrored double wardrobe together with the ensuite shower room fitted with a white suite. There is a second bedroom with an ensuite and two further double bedrooms, whilst the contemporary family bathroom has part tiled walls and a screened shower over the bath.

Outside is mainly laid to lawn offering a maintenance friendly garden with patio area, a superb alfresco dining area. A path leads to a side door into the detached double garage and a gate to the driveway with space for four vehicles.

N.B. This energy efficient home (EPC rated B) has been fitted with solar panels and battery storage.







The Area

Situated on a level walk to the centre of Cranleigh village with its health centre, library, leisure centre and arts centre as well as a comprehensive range of shops including butcher, fishmonger, M&S 'Simply Food', two supermarkets and a wide range of independent retailers. This development also offers access to the Downs Link along with the area being surrounded by open countryside, including the Surrey Hills, ideal for walking, cycling and horse riding. Nearby Guildford has a mainline station with a fast service into Waterloo and access to the A3 for the M25 and London.

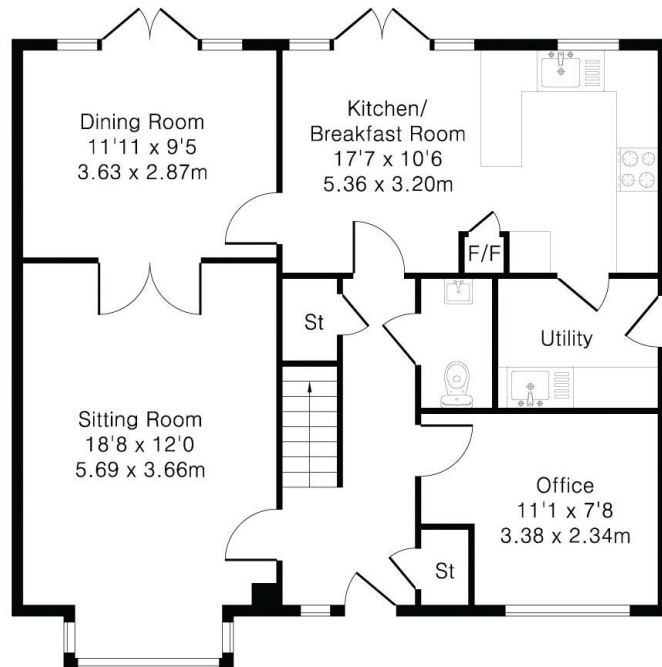


Approximate Gross Internal Area 2023 sq ft - 188 sq m

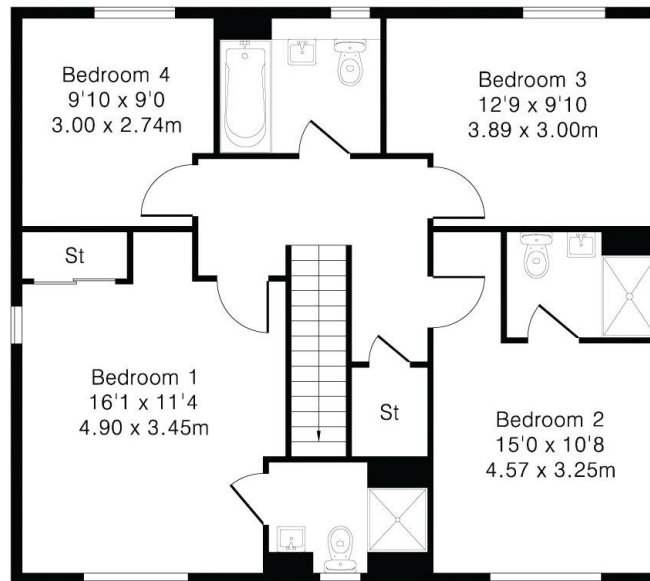
Ground Floor Area 820 sq ft – 76 sq m

First Floor Area 804 sq ft – 75 sq m

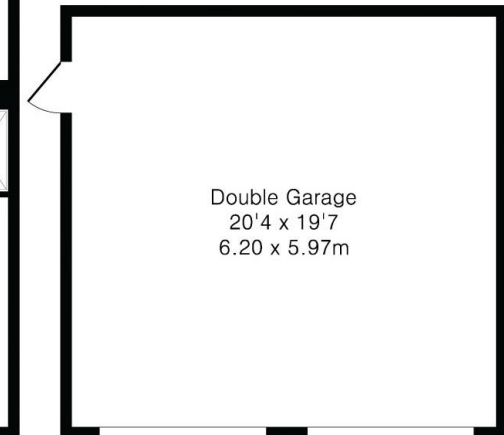
Garage Area 399 sq ft – 37 sq m



Ground Floor



First Floor



Garage



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.

