



3 Holly Bush Close, Cranleigh GU6 8GQ









# Property Description

Guide Price: £875,000

- Immaculately presented 4 bedroom detached family home
- Large open plan kitchen/dining room
- Double aspect sitting room with focal fireplace
- Principal bedroom with fitted wardrobes and en suite shower room
- Three further bedrooms with one currently utilised as an office
- Contemporary family bathroom
- Rear garden with large patio and open summer house
- Gated driveway and large double garage
- Freehold Council Tax: F EPC: B

An exquisite four bedroom detached family home, set on a prime plot within a sought-after private development, offering picturesque views over open parkland and woodland.

This stunning property boasts a detached double garage and a spacious driveway, all set behind substantial electric gates, ensuring a secure and private environment.

The light-filled contemporary living spaces begin with a generous entrance hall, leading to a spacious lounge with a charming fireplace. The heart of the home is the double-aspect, open-plan kitchen/dining/living room, perfectly designed for modern living. Bi-fold doors seamlessly connect this space to the rear garden, which is ideal for entertaining. The ground floor is further complemented by a utility room and a downstairs WC.

Upstairs, the large landing provides access to the loft and serves four bedrooms. The main bedroom features built-in wardrobes and a sleek en-suite shower room, while the modern family bathroom serves the remaining bedrooms.

The exterior of the property is equally impressive. To the front, a private gated driveway provides ample parking for multiple vehicles and access to the double garage. The rear garden, offering privacy and tranquillity, is mainly laid to lawn. A generous patio area and a partially open summer house provide the perfect setting for alfresco entertaining.









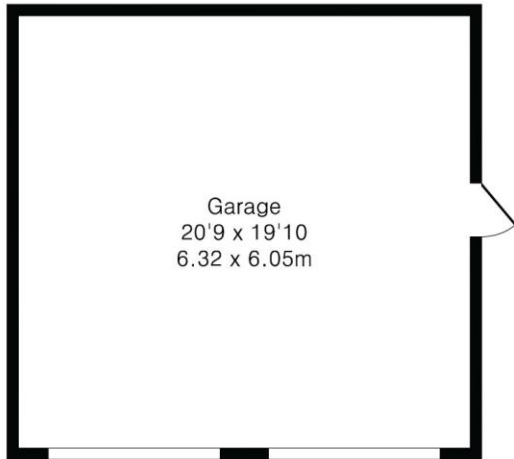
## The Area

Cranleigh High Street is easily reached and provides an exceptional range of individual shops and boutiques, an M&S food hall and Sainsbury's together with several restaurants in addition to the leisure centre and doctors' surgery. There are several highly regarded schools in the area in both the state and private sectors. For a wider range of facilities Guildford is approximately 7 miles away and Horsham is 15 miles. Surrounding the area are miles of open countryside with the Surrey Hills being an Area of Outstanding Natural Beauty.









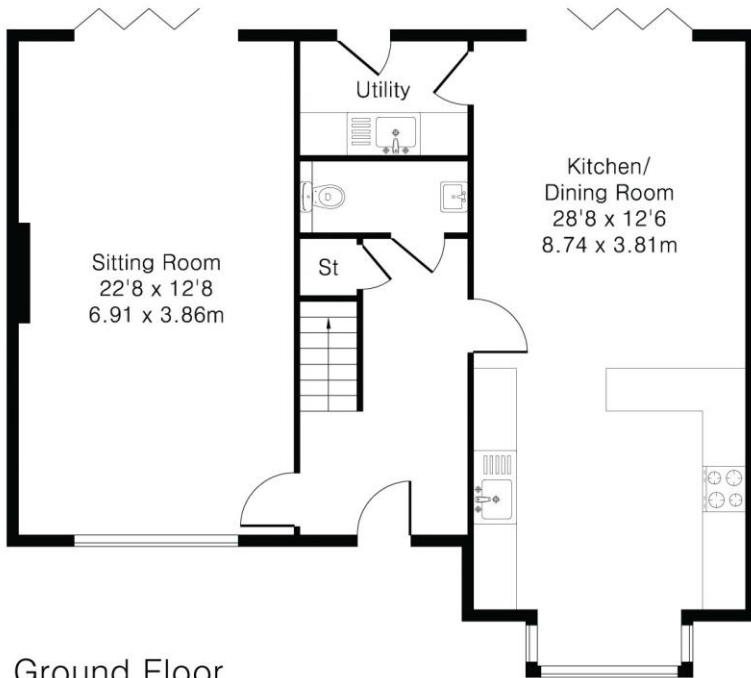
**Approximate Gross Internal Area 2017 sq ft - 187 sq m**

Ground Floor Area 816 sq ft – 76 sq m

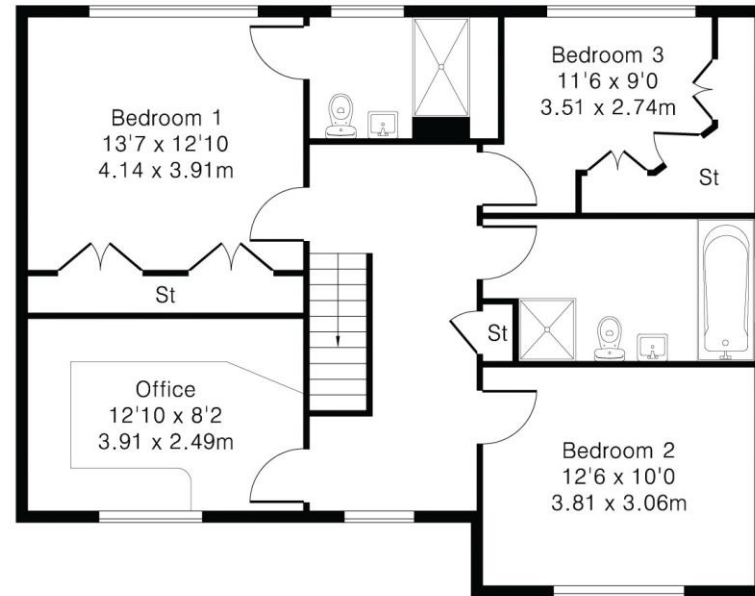
First Floor Area 788 sq ft – 73 sq m

Garage Area 413 sq ft – 38 sq m

Garage



Ground Floor



First Floor



# Chantries & 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.

