



Chantries  
& Pewleys



Holmwood  
Avenue Road





INTRODUCING

# Holmwood

AVENUE ROAD, CRANLEIGH GU6 7LQ

*An exceptional Edwardian family home, rarely available and perfectly positioned on one of Cranleigh's most sought-after roads. Thoughtfully extended and beautifully refurbished, it combines original period features with stylish modern design, just moments from the village centre. The layout offers generous and flexible living space, centred around a stunning open-plan kitchen/dining room with vaulted ceiling, underfloor heating, and a large adjoining family room. Tri-fold doors open onto a private rear garden with spacious patio, creating the perfect setting for entertaining, while practical touches such as side access and discreet bin storage complete this outstanding home.*



**4/5 BEDROOMS**



**3 BATHROOMS**



**FLEXIBLE RECEPTION SPACES**



**IMPRESSIVE KITCHEN/DINING ROOM**



**GENEROUS PLOT WITH OFF-STREET PARKING**

**Tenure: Freehold  
Council Tax Band: G  
EPC: C**

















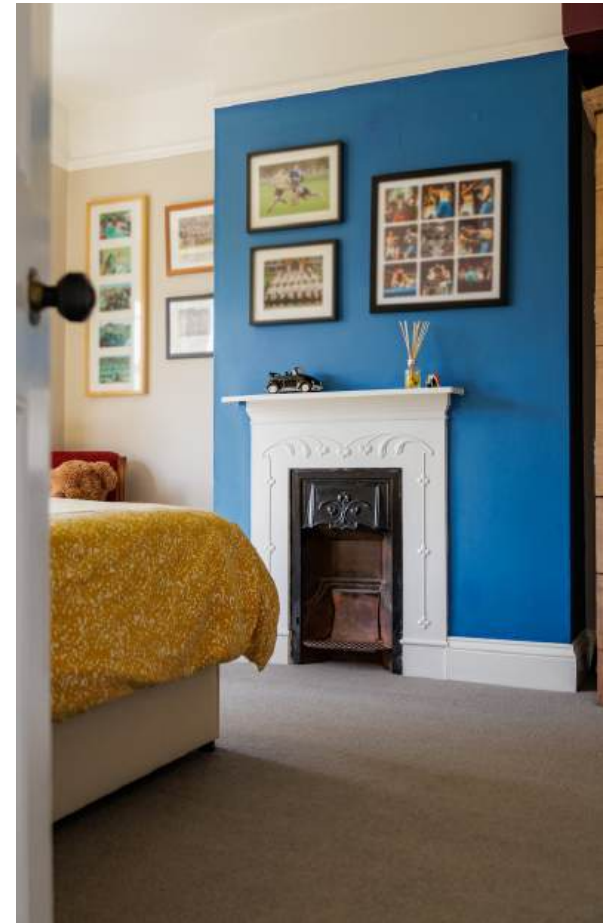


























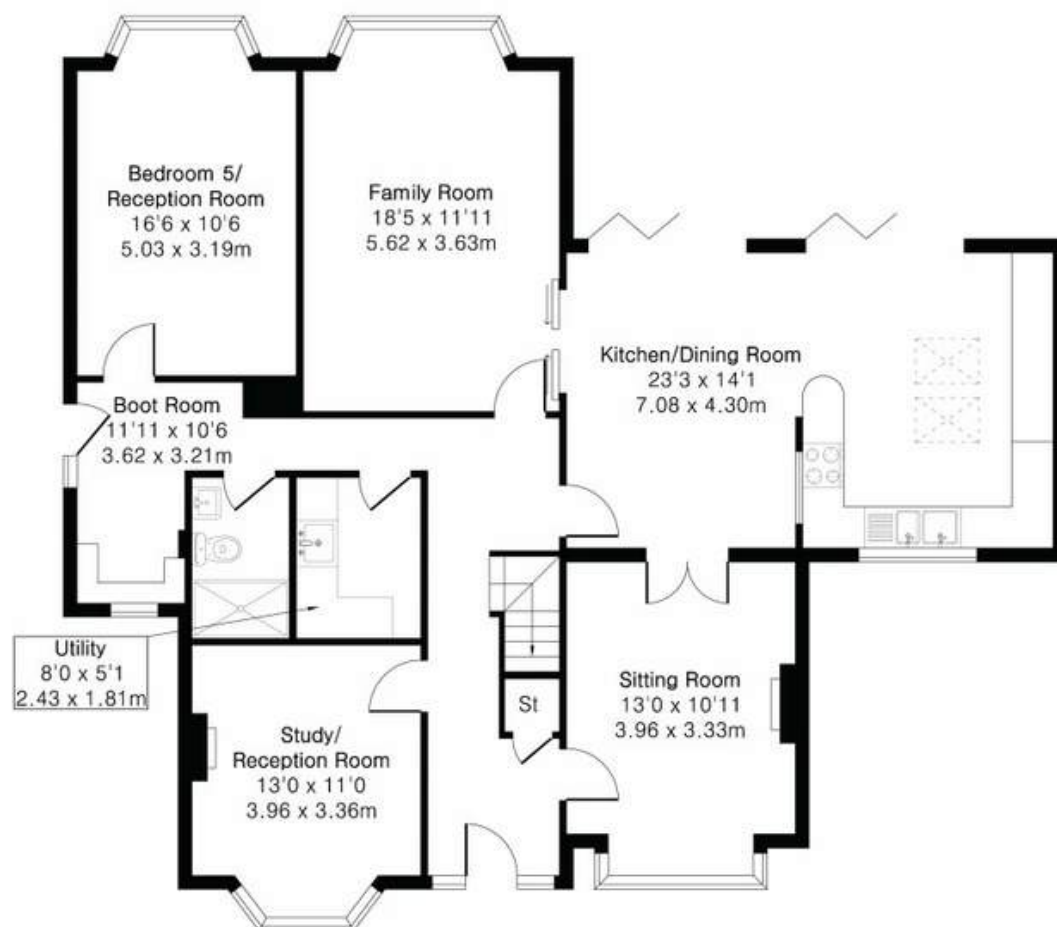




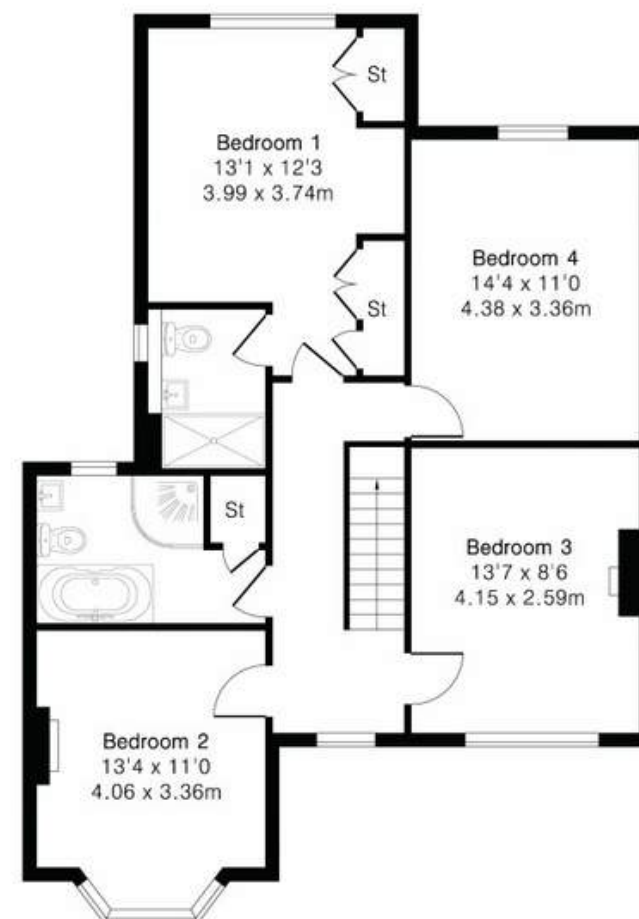
## Approximate Gross Internal Area 2225 sq ft - 206 sq m

Ground Floor Area 1349 sq ft – 125 sq m

First Floor Area 876 sq ft – 81 sq m



Ground Floor



First Floor





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