



Chantries
& Pewleys



Mount Road
Cranleigh



INTRODUCING

1 Mount Road

CRANLEIGH, GU6 7LT

Set in the heart of Cranleigh, this elegant Edwardian home has been extended and refurbished to create four double bedrooms, three reception rooms and a showpiece vaulted kitchen/dining room opening to landscaped gardens. Blending period detail with contemporary style, the property also offers a principal suite with village views, driveway parking, a garden studio, and planning permission for further extension.



4 BEDROOMS



2 RECEPTION ROOMS



OPEN PLAN KITCHEN/DINING ROOM



GARDEN OFFICE

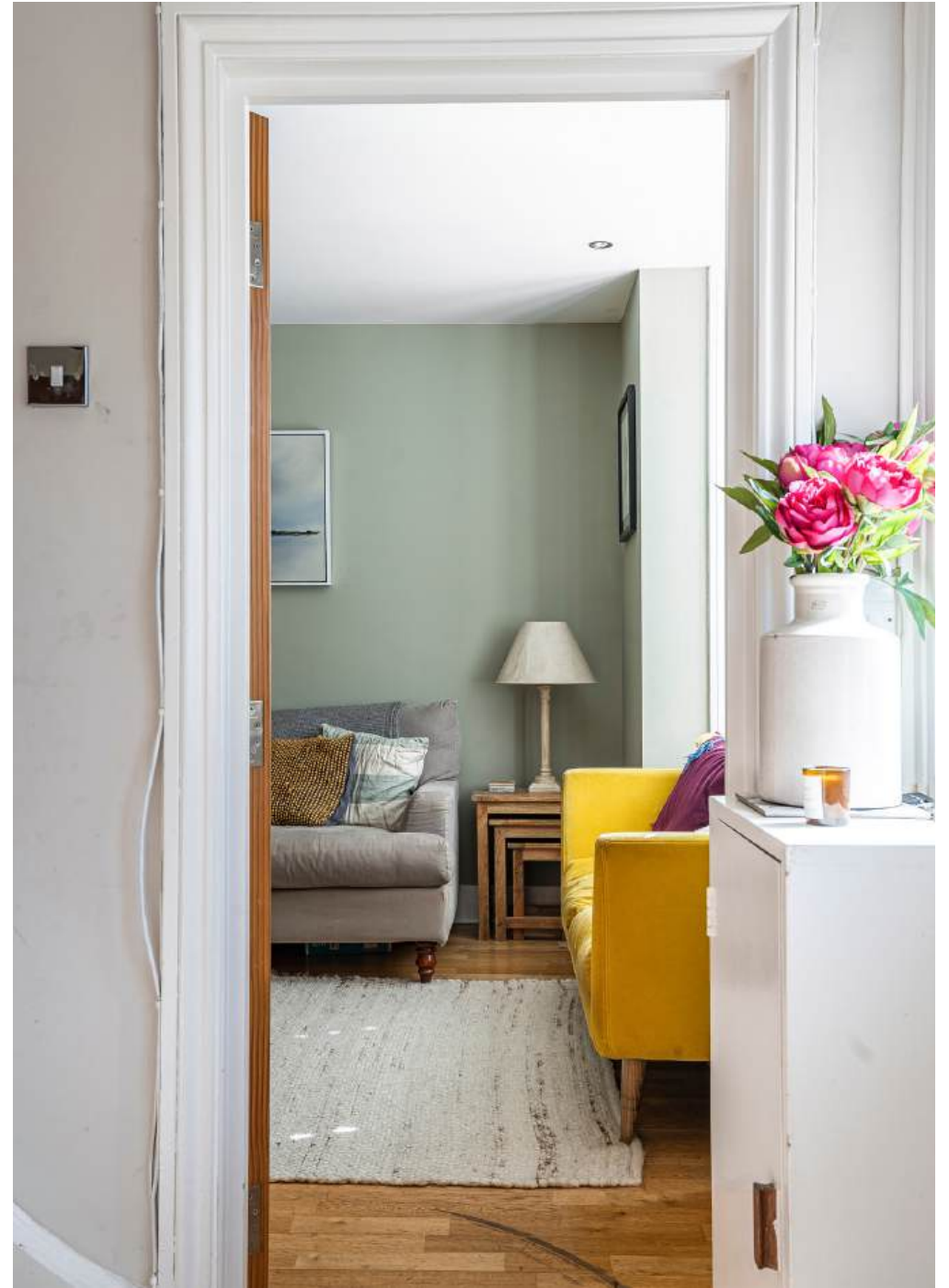


PLANNING PERMISSION TO FURTHER EXTEND

**Tenure: Freehold
Council Tax Band: E
EPC: E**





















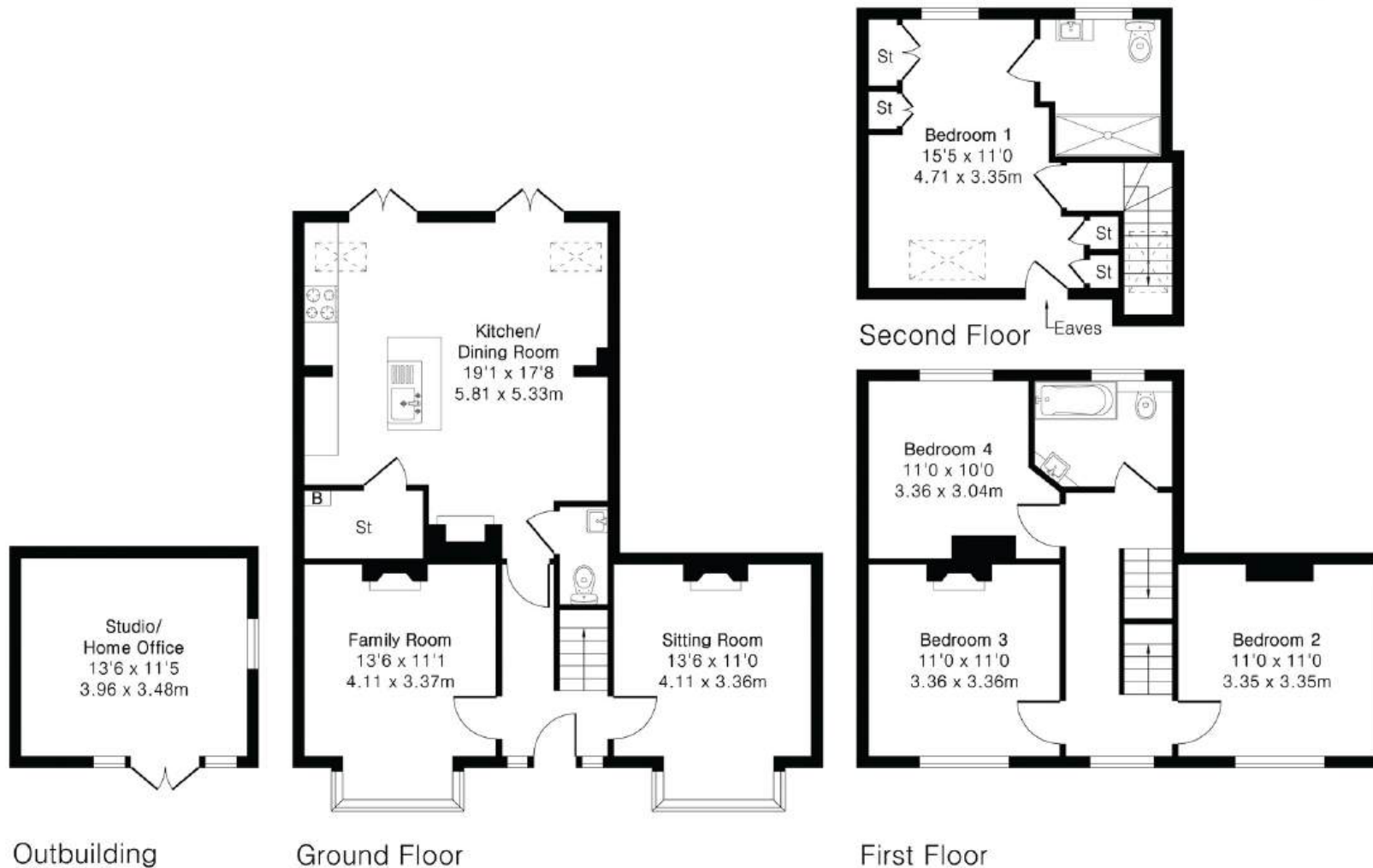
**Approximate Gross Internal Area 1462 sq ft - 136 sq m
(Excluding Outbuilding)**

Ground Floor Area 698 sq ft – 65 sq m

First Floor Area 504 sq ft – 47 sq m

Second Floor Area 260 sq ft – 24 sq m

Outbuilding Area 148 sq ft – 14 sq m





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