



Price
£875,000

Freehold

3x  2x  3x 

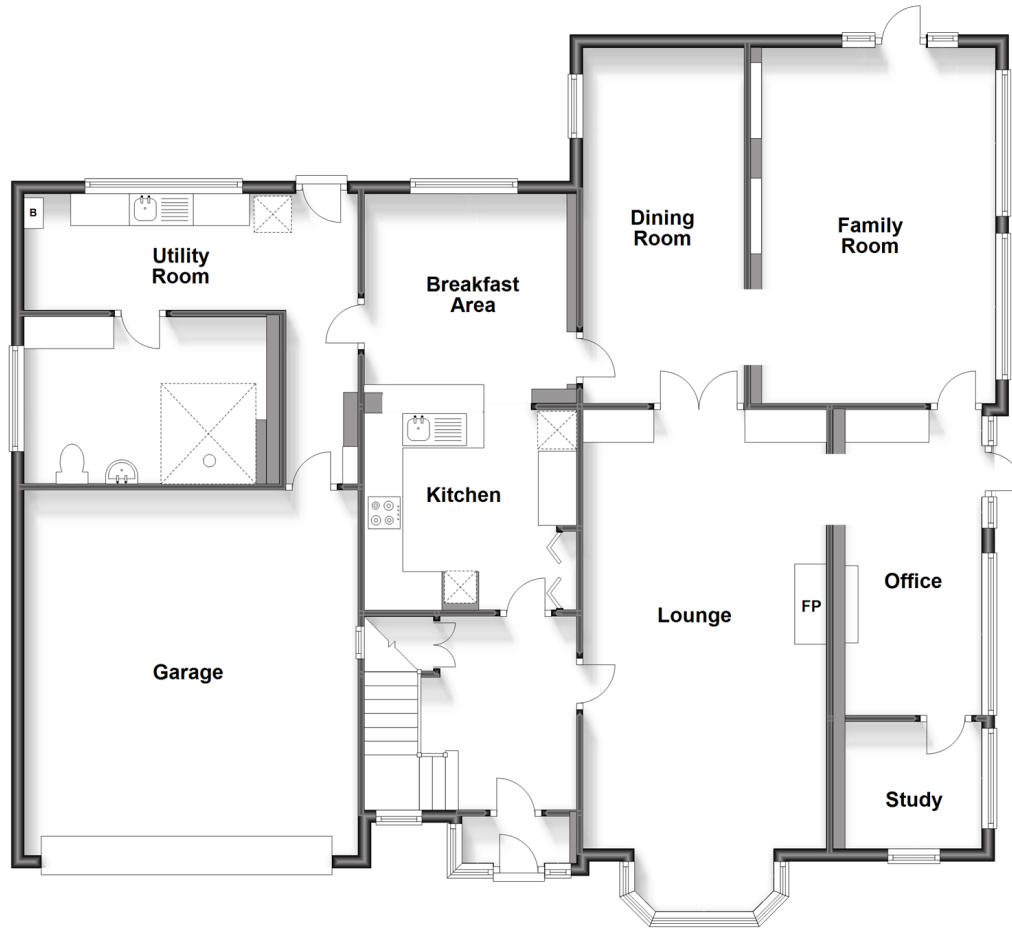
**"Blandings", Horsham
Road, Cranleigh, Surrey,
GU6**

OVER 60?

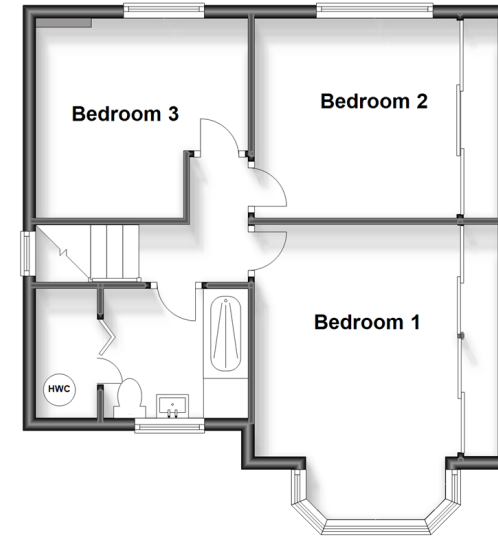
Secure this property
for up to **59% less!**

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Ground Floor
Approx. 169.9 sq. metres (1826.5 sq. feet)



First Floor
Approx. 49.5 sq. metres (533.0 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway
Lounge: 21'7 x 12'5 into bay (6.58m x 3.79m)
Kitchen/Breakfast Area: 21'3 x 10'5 (6.48m x 3.18m)
Utility Room: 17'1 x 5'11 (5.21m x 1.80m)
Wet Room: 12'4 x 8'5 (3.76m x 2.57m)
Dining Room: 18'1 x 8'4 (5.52m x 2.54m)
Family Room: 18'1 x 12'0 (5.52m x 3.66m)
Office: 7'0 x 6'6 (2.14m x 1.98m)
Study: 15'6 x 6'8 (4.73m x 2.03m)

FIRST FLOOR

Bedroom 1: 15'6 into bay x 10'5 (4.73m x 3.18m)
Bedroom 2: 10'7 x 10'4 (3.23m x 3.15m)
Bedroom 3: 11'0 x 6'11 (3.36m x 2.11m)
Shower Room: 7'5 x 6'7 (2.26m x 2.01m)

OUTSIDE

Double Garage: 18'6 x 16'7 (5.64m x 5.06m)
Driveway
Front Garden
Rear Garden



Main features

- A detached house within a short walk to the village
- Double garage with ample off road parking
- Good sized private garden to the rear
- Spacious kitchen/breakfast room with separate dining room
- Lounge with access to the study and family room which overlooks the rear garden



Nearest Schools

Primary Schools: St Cuthbert Mayne Catholic Primary, Cranleigh 0.3 miles (private), Cranleigh C of E Primary 0.4 miles, Park Mead Primary 0.5 miles

Secondary Schools: Glebelands School 0.4 miles, Cranleigh



Transport Information

Train Stations: Gomshall 5.4 miles, Chilworth 5.7 miles, Ockley 6.1 miles



Address

"Blandings", Horsham Road, Cranleigh, Surrey, GU6



Directions

For directions to this property please contact us.



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- The seller is a person connected with Cubitt & West as defined in the Estate Agents Act 1979
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



20306411/20240511/CH/RD