



**Fairview House
Horsham Road, Cranleigh**

*** Stunning contemporary home * Approx 2,800 sqft high spec accommodation * Generous 0.45 acre plot *
* Underfloor heating to ground floor * Principal Bedroom with dressing and en-suite * 3/4 Further bedrooms *
* Versatile layout * Level walk to village High Street * Energy efficient home * EPC: B(86)**

**116 Horsham Road, Cranleigh, GU6 8DY
Asking Price: Offers Over £1,250,000- Freehold**

A stunning contemporary, 'virtually new' home, situated in a tucked away garden plot of approx 0.45 acres and conveniently located within a level walk of Cranleigh's bustling High Street. Ideally planned for modern family living the generous open plan kitchen features a large island unit with breakfast bar and room for both sitting and dining areas. An impressive feature of the room is the sliding glazed doors that open to a composite decked area for alfresco entertaining. There are two further reception rooms including a study/tv room with bespoke fitted storage/media unit and an incredible entrance hall being another stand out feature of the home. A useful cloak/boot room with fitted storage, w/c and utility room complete the ground floor. On the first floor there are 4 bedrooms, the principal bedroom features a dressing room and luxury en-suite bath and shower room. The second bedroom features built in wardrobes and dressing table and a striking en-suite shower room. Bedroom three also benefits built in cupboards and desk. The stylish family bath and shower room completes the accommodation. The high specification includes; zoned underfloor heating to the ground floor, electric underfloor heating to bathrooms, automated blinds in entrance hall and kitchen, fitted plantation blinds elsewhere, quality fitted wardrobes providing excellent storage. The property is sold with the remainder of the New Home Build Warranty. Outside the property benefits from its discreet, tucked-away, position, arriving up a long driveway where electric gates open to a large gravel driveway and double carport. The wide plot is predominantly laid to lawn and measures just shy of half an acre. We highly recommend arranging a viewing of this stunning individual home, please get in touch to arrange your appointment.

Situation: Cranleigh is an attractive and vibrant village ideally positioned at the foot of the Surrey Hills, being approximately 20 minutes equidistant from the neighbouring towns of Guildford, Godalming, Horsham and Dorking. London Waterloo can be reached by rail from Guildford with a direct service taking just 42 minutes. Said to be the largest village in England, Cranleigh has so much to offer with numerous independent and national shops including Rawlings Butchers, Cranleigh Fish, Celebration Cakes, 140 Fashion store, M&S Food Hall, Sainsburys, Co-Op, Boots, Superdrug and the Handymans Store. Fountain Square is the centre of Alfresco entertainment and dining provided by the Richard Onslow pub/boutique hotel, Browns Gin & Tea bar, Pizza Express and Yangaz Café. There is also a Thursday market in Village Way car park. Leisure facilities are well provided for with numerous clubs and societies including Cranleigh Golf and Leisure Club, football, rugby and cricket clubs and Leisure Centre with indoor pool, gym and squash courts. Lovely countryside surrounds the village, perfect for country walks and horse-riding pursuits. The Downs Link footpath and bridleway passes to the west of the High Street and follows the route of the old railway line between Guildford and Shoreham.

~ Accommodation ~

**Ground Floor: Entrance Hall ~ Kitchen/Dining/Family Room: 29' 3" x 27' 10" (8.91m x 8.49m) ~ Utility room: 9' 4" x 7' 7" (2.84m x 2.31m)
Sitting Room: 19' 3" x 13' 9" (5.87m x 4.20m) ~ Study/Media Room: 14' 4" x 12' 11" (4.38m x 3.94m) ~ Cloak/Boot Room ~ W/C**

**First Floor: Bedroom One with dressing room: 19' 11" x 11' 3" (6.06m x 3.44m) ~ En-suite ~ Bedroom Two: 13' 9" x 12' 5" (4.18m x 3.78m) ~ En-suite
Bedroom Three: 13' 9" x 9' 9" (4.18m x 2.96m) ~ Bedroom Four: 13' 9" x 6' 11" (4.18m x 2.12m) ~ Bathroom**

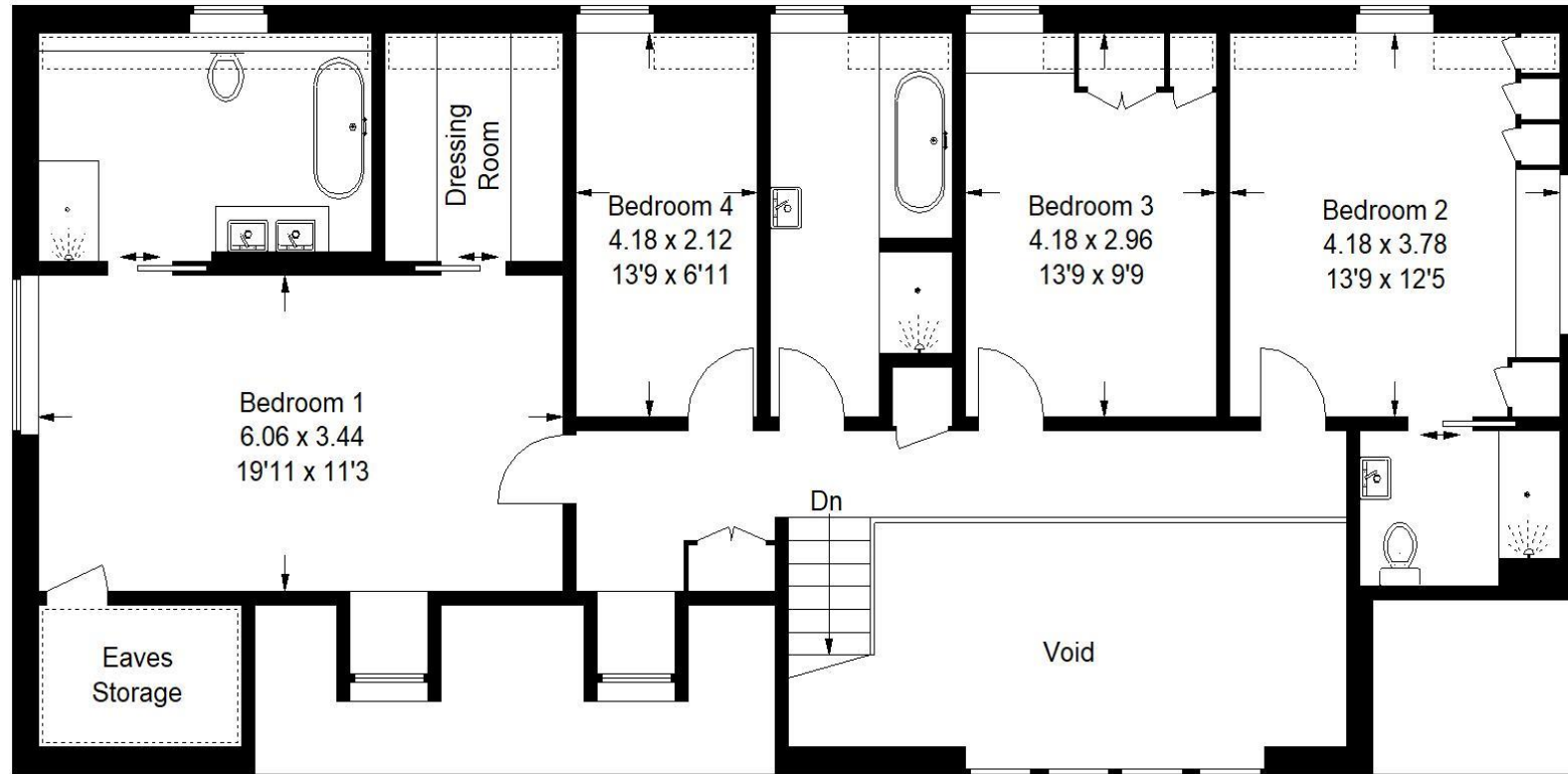
Outside: 0.45 Acre plot ~ Generous driveway behind electric gates ~ Car Port: 20' 0" x 18' 10" (6.10m x 5.73m) ~ Shed/Workshop: 19' 1" x 11' 3" (5.82m x 3.42m)

Directions: From the High Street continue straight on at the mini roundabout by the Shell Garage into the Horsham Road. Continue for just over 0.5 mile and the property can be found on the right shortly after the turning into Longhurst Avenue.

Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

Local Authority: Waverley Borough Council. Tax Band: G. EPC Rating: B

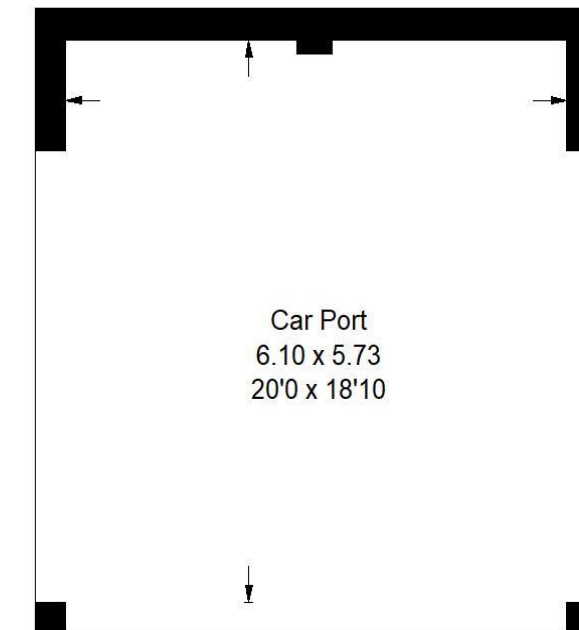
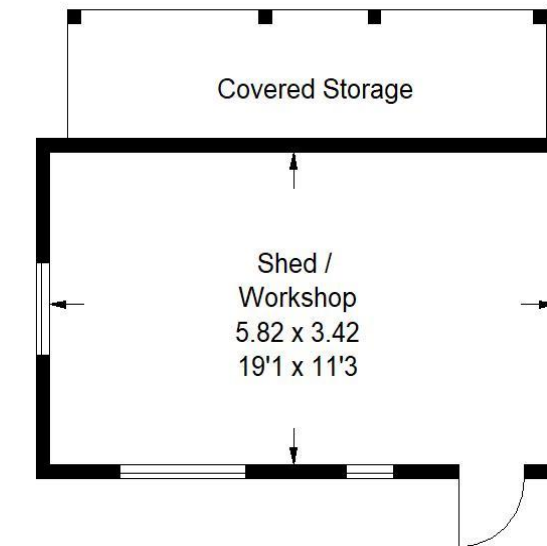
Horsham Road, Cranleigh



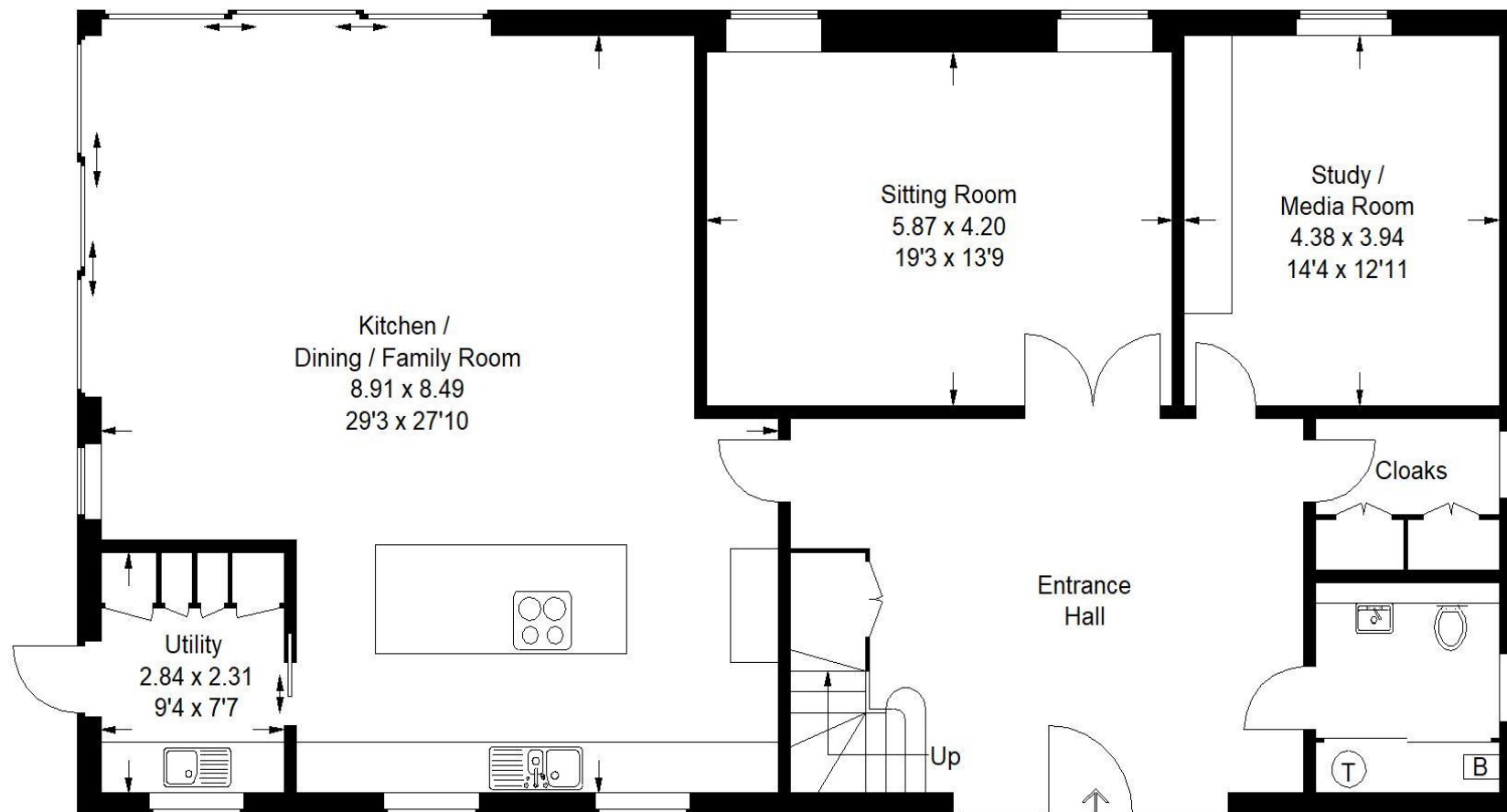
First Floor

= Reduced headroom below 1.5 m / 5'0

Approximate Gross Internal Area (Excluding Car Port)
 Ground Floor = 159.6 sq m / 1718 sq ft
 First Floor (Including Eaves Storage / Excluding Void)
 107.2 sq m / 1154 sq ft
 Shed / Workshop = 19.7 sq m / 212 sq ft
 Car Port = 35.0 sq m / 377 sq ft
 Total = 321.5 sq m / 3461 sq ft



(Outbuildings not in position)



Ground Floor

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.





