



ROGER COUPE
your local property experts
FOR SALE
01483 268555
rogercoupe.com

**31 Mead Road,
Cranleigh, GU6 7BQ
Asking Price: £600,000 Freehold**

ROGER COUPE
your local property experts
ESTATE AGENT
Est. 1991

*** Extended three bedroom semi-detached cottage * Convenient village location ***

*** Large cottage garden * Refitted bathroom * Gas fired heating ***

*** Double glazed windows * Off road parking * EPC Rating: D ***

An extended three bedroom character semi-detached cottage situated in this popular residential road, close to the village centre. The property has accommodation arranged over two floors with entrance hall leading to a kitchen and breakfast room which then leads into the dining room and the large sitting room at the rear of the property with patio doors to the garden. Stairs rise to the first floor where there are three bedrooms and a modern fitted bathroom with separate bath and shower. Outside there is off road parking for two cars, side access to the rear garden which is a lovely feature of the property being of good size, having areas of lawn bordered by established flower and shrub borders. At the top of the garden there is a kitchen garden area with vegetable and soft fruit beds. The property benefits from gas fired central heating and replacement double glazing and we highly recommend a visit to fully appreciate the space that the property offers and its most convenient village location.

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: ~ Breakfast Room: 11' 10" x 10' 10" (3.60m x 3.31m) ~ Kitchen: 11' 11" x 7' 6" (3.64m x 2.29m)
Dining Room: 11' 11" x 8' 8" (3.63m x 2.65m) ~ Sitting Room: 16' 11" x 11' 11" (5.16m x 3.63m)**

**First Floor: ~ Bedroom One: 13' 7" x 9' 10" (4.14m x 2.99m) ~ Bedroom Two: 11' 10" x 9' 8" (3.61m x 2.94m)
Bedroom Three: 11' 11" x 8' 4" (3.62m x 2.53m) ~ Bathroom**

Services: All mains services are connected.

Directions:

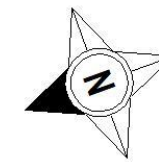
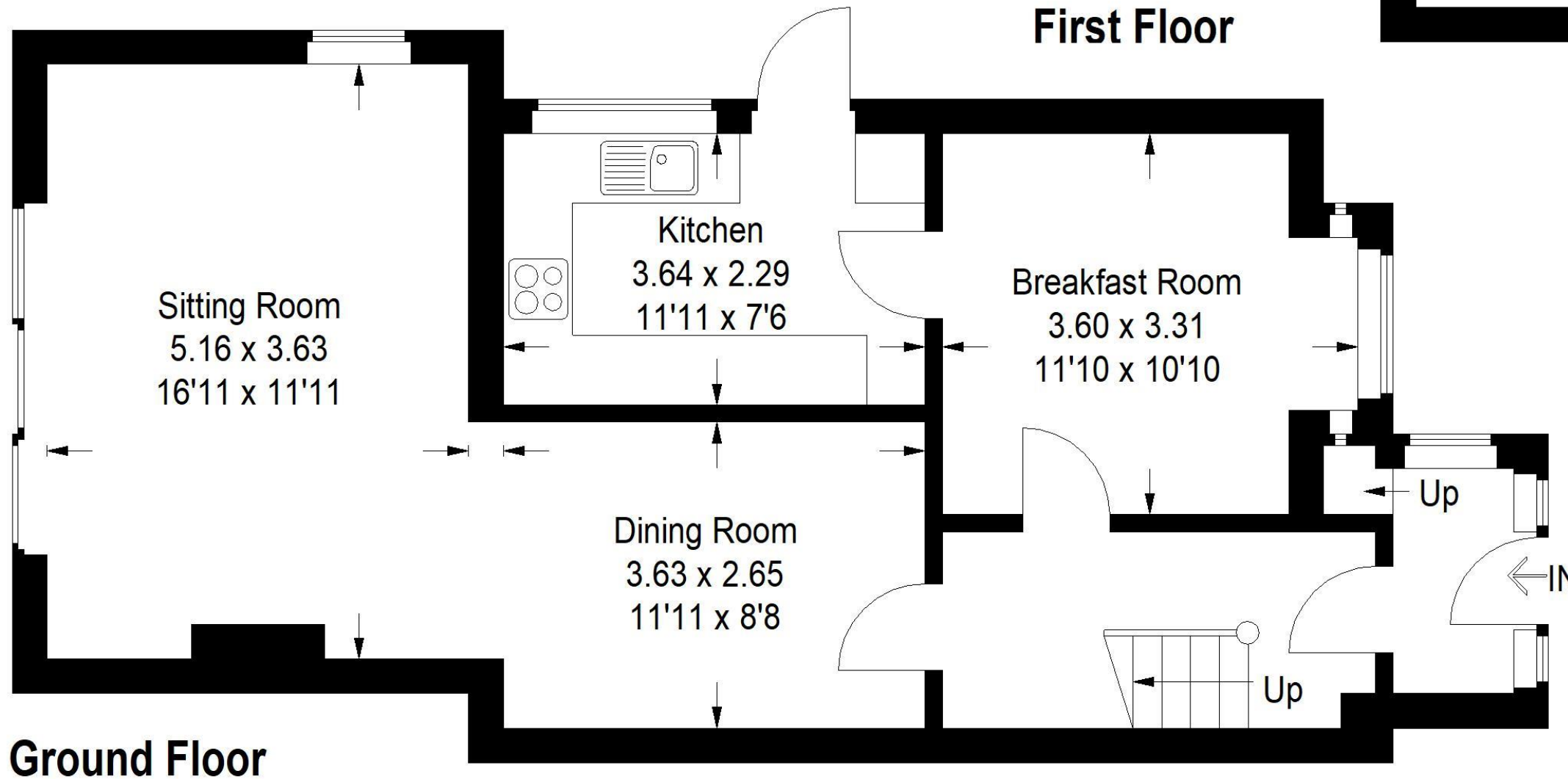
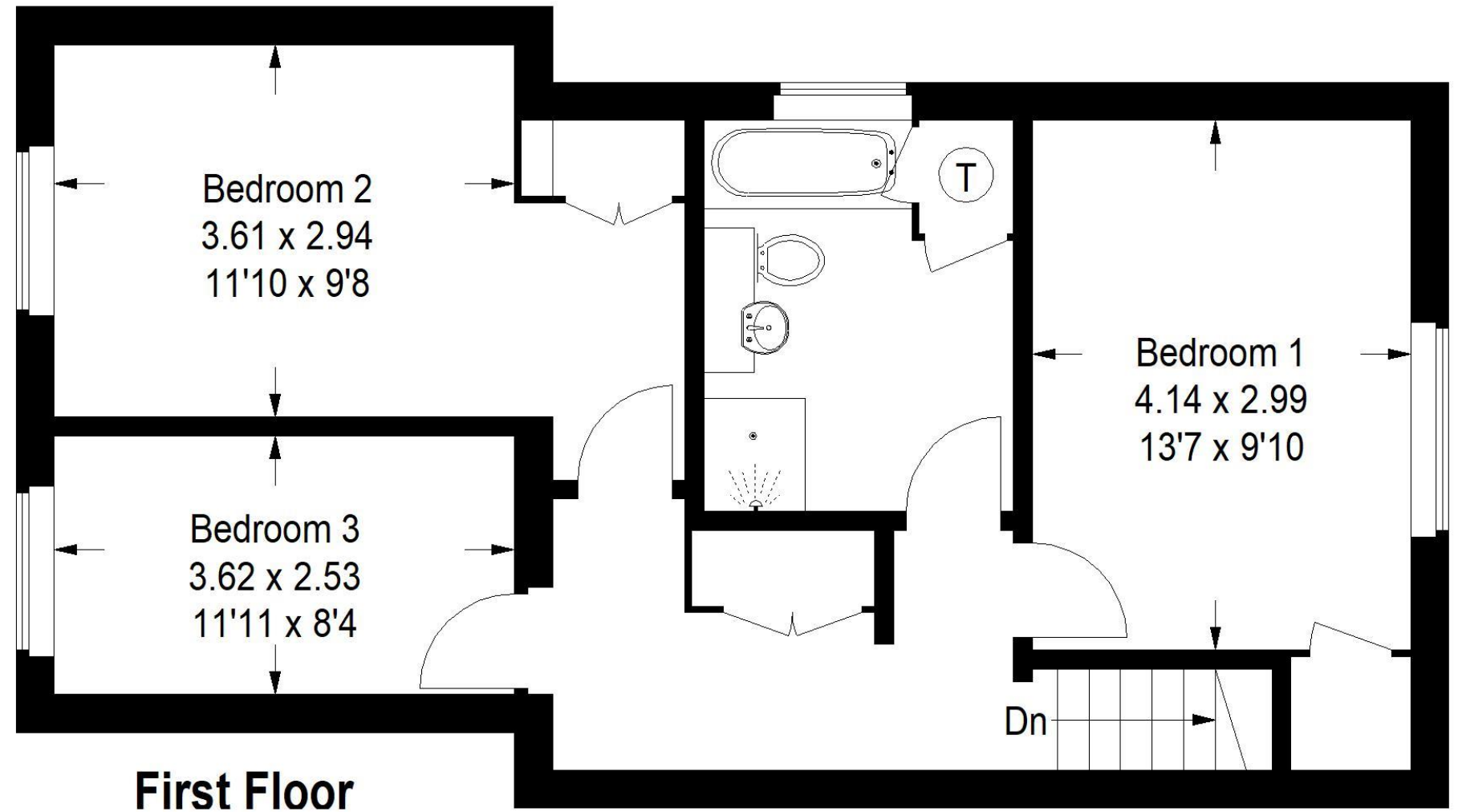
From our office turn left into the High Street, continue to the second mini roundabout turning left into the Ewhurst Road and take the first turning right into Mead Road. Number 31 can be found approximately half way down on the left hand side.

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:** D

Mead Road, Cranleigh

Approximate Gross Internal Area
Ground Floor = 61.3 sq m / 660 sq ft
First Floor = 55.2 sq m / 594 sq ft
Total = 116.5 sq m / 1254 sq ft



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.



ROGER
COUPE





ROGER
COUPE





ROGER COUPE
your local property experts


ESTATE AGENT
Est. 1991

www.rogercoupe.com
3 Bank Buildings, High Street, Cranleigh, Surrey GU6 8BB
T: 01483 268555 e: housesales@rogercoupe.com