



**14 Hesketh Close,  
Cranleigh, GU6 7JB  
Asking Price: £155,000 Leasehold**

**ROGER COUPE**  
*your local property experts*

1991-2021  
**30**  
YEARS



**\* Ground floor retirement apartment \* Bright and airy 19' living room \***

**\* Fitted kitchen \* Shower room \* Freshly decorated \* New carpets \***

**\* Warden assisted and Emergency call system \* New 99 lease created upon purchase \* EPC Rating: C \***

**This well planned and presented one bedroom ground floor apartment forms part of this popular development for the over 60's, set in attractive communal gardens. The property has been well designed and comprises entrance hall, good size living room with sliding patio doors leading onto a paved patio enjoying a southerly aspect, a kitchen, double bedroom with fitted wardrobe cupboards and a shower room. The property has just been redecorated and also benefits from new fitted carpets, gas fired heating, double glazing and emergency call system. There is an on site Estate Manager, laundry and guest suite, which can be hired at a nominal cost for guests. The communal gardens are a particular feature of the development having been attractively arranged with lawns and a outside seating area off the communal conservatory where there are tea and coffee making facilities. There is also ample resident's parking.**

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 Handyman's 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 ~**

**Entrance Hall: ~ Living Room: 19' 2" x 13' 0" (5.83m x 3.95m) ~ Kitchen: 7' 9" x 7' 9" (2.36m x 2.37m) ~ Bedroom: 11' 7" x 11' 9" (3.53m x 3.58m)  
Shower Room**

**Service charge: £3,177.72 p.a.**

**Lease details: A new lease is created for each new occupier**

**Directions:**

From our office turn left into the High Street and proceed to the second mini roundabout. Bear left into the Ewhurst Road and take the second turning right into New Park Road, then first right into Bridge Road. Hesketh Close will be found on the left. There is free parking on the left as you enter the development.

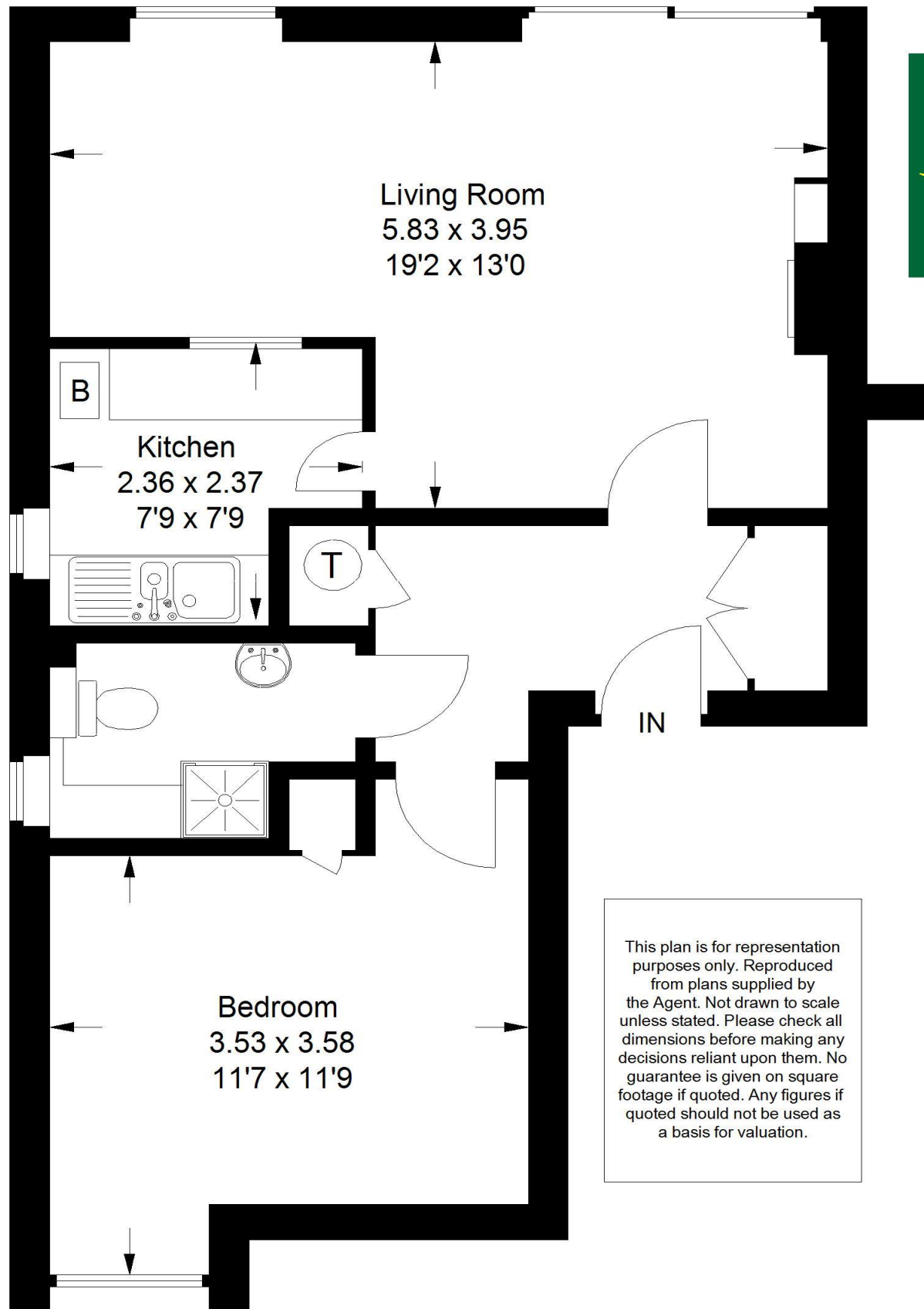
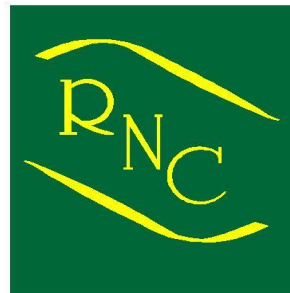
**Important Notice:** For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, 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: B**



# Hesketh Close, Cranleigh

Approximate Gross Internal Area = 49 sq m / 527 sq ft



This plan is for representation purposes only. Reproduced from plans supplied by the Agent. 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.







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