



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

**35, Kings Road, Cranleigh, GU6 7JQ**  
**Asking Price: £625,000 Freehold**

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your local property experts  
ESTATE AGENT  
Est. 1991

**\* Wide Corner Plot \* Extended 1930's semi detached house \* Three bedrooms \* Three reception areas \***

**\* South facing garden \* Plenty of parking and single garage \***

**\* Walking distance from village centre. \* EPC Rating: D \***

**An extended semi-detached 1930s family home situated on a wide corner plot, in a popular residential road within a short walk of the village centre. There is a welcoming reception hall with cloakroom and study off, large sitting/dining room which is double aspect with patio doors to the garden, kitchen and utility room and rear lobby complete the ground floor. On the first floor, there are three good sized bedrooms and a family bathroom.**

**Outside, there is a good sized driveway providing plenty of off road parking and side access leading to the rear garden which is of a good size having patio areas and a covered wisteria clad pergola ideal for outside entertaining. There are lawns with flower and shrub borders around, all enjoying a southerly rear aspect. At the foot of the garden accessed off Queensway, there are double gates leading to a single garage. We highly recommend a visit to fully appreciate the accommodation on offer and its further potential to extend subject to the usual planning consents.**

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: ~ Cloakroom: ~ Study: 9' 1" x 7' 6" (2.78m x 2.28m) ~ Sitting/Dining Room: 25' 1" x 12' 5" (7.65m x 3.78m) ~ Kitchen/Breakfast Room: 15' 5" x 8' 9" (4.69m x 2.67m) ~ Utility: 7' 2" x 6' 6" (2.19m x 1.99m) ~ First Floor: ~ Bedroom One: 16' 2" x 11' 3" (4.92m x 3.44m) ~ Bedroom Two: 12' 2" x 9' 3" (3.71m x 2.81m) ~ Bedroom Three: 12' 9" x 9' 2" (3.88m x 2.80m) ~ Bathroom: ~ Outside: ~ Garage: 21' 0" x 9' 6" (6.39m x 2.89m) ~**

#### **Directions:**

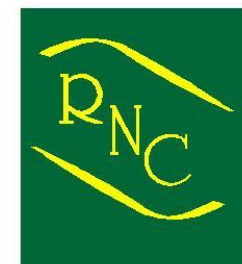
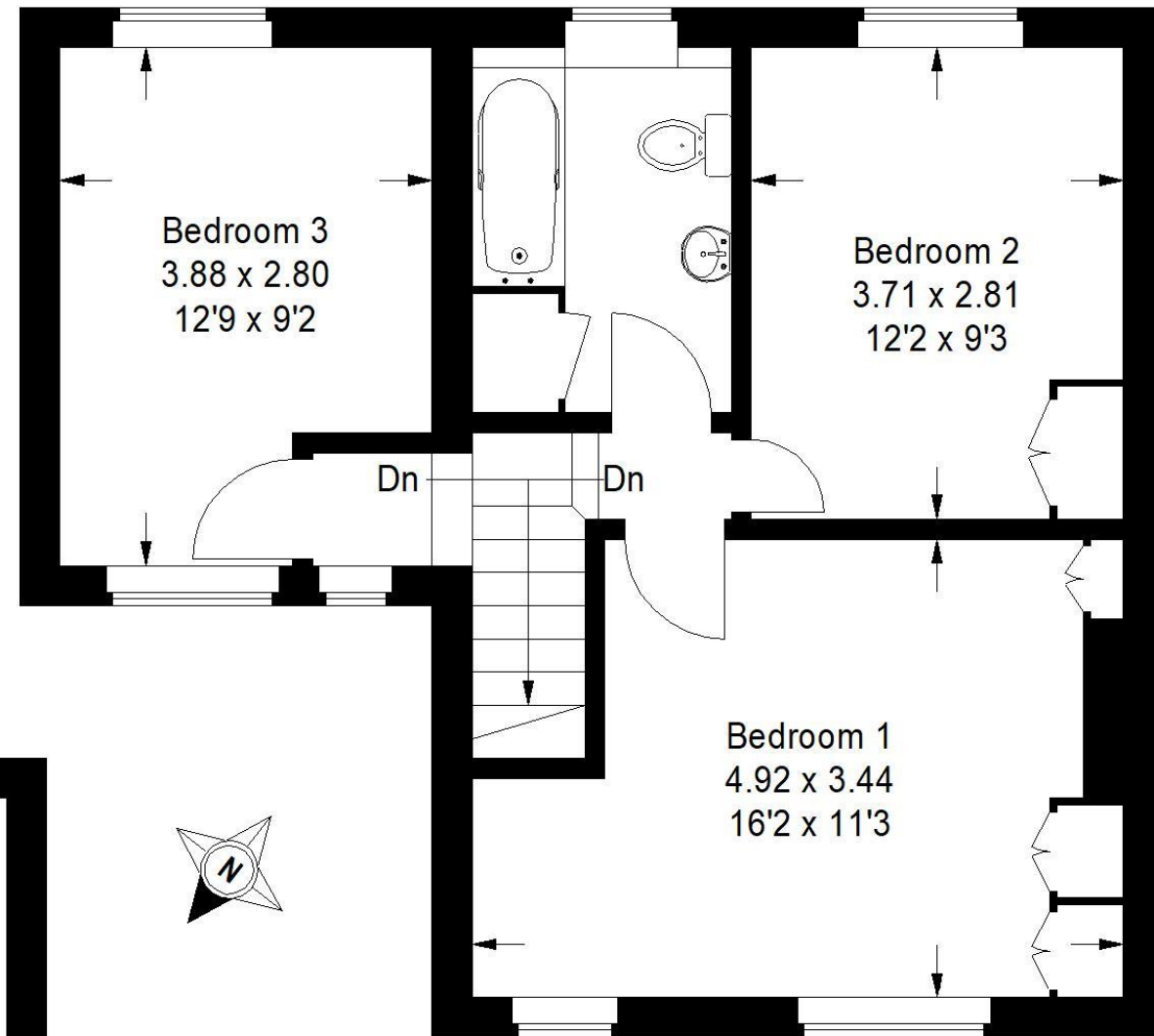
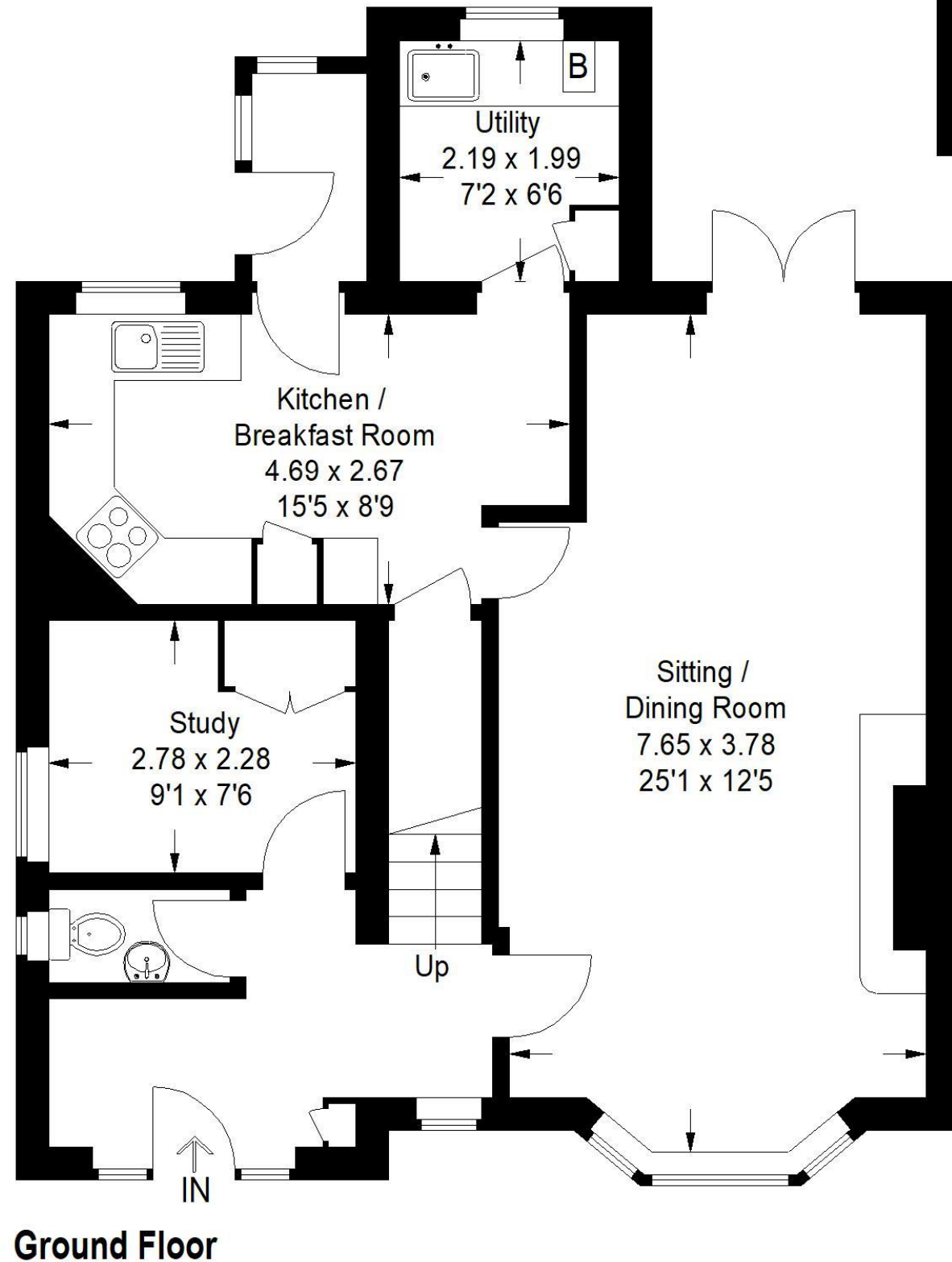
From our office turn left into the High Street and continue to the second mini roundabout turning left into the Ewhurst Road. Take the first turning right into Mead Road continue along this road to the very end to the junction with Kings Road and number 35 will be found straight ahead.

**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.

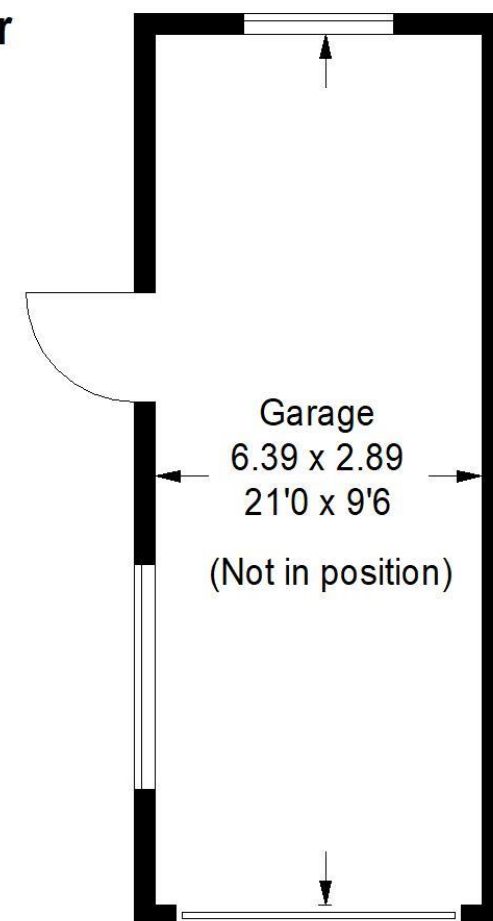
**Local Authority:** Waverley Borough Council. **Tax Band:** E

# Kings Road, Cranleigh

Approximate Gross Internal Area  
 Ground Floor = 68 sq m / 732 sq ft  
 First Floor = 47.1 sq m / 507 sq ft  
 Garage = 15.4 sq m / 166 sq ft  
 Total = 130.5 sq m / 1405 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.





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[www.rogercoupe.com](http://www.rogercoupe.com)  
3 Bank Buildings, High Street, Cranleigh, Surrey GU6 8BB  
T: 01483 268555 e: [housesales@rogercoupe.com](mailto:housesales@rogercoupe.com)