



Thyme Cottage
Bookhurst Road, Cranleigh, GU6 7DW
Asking Price: £699,950 Freehold

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ESTATE AGENT
Est. 1991

*** Contemporary style bungalow * Three bedrooms * Two bathrooms ***

*** Three reception rooms * 0.5 acre garden ***

*** Rural views * EPC Rating: D ***

An individual detached bungalow situated on a good size garden plot on the semi-rural edge of the village, enjoying open vistas over adjoining farmland. The property offers bright and airy accommodation having a large open plan sitting room and dining room with doors to the garden affording lovely rural views, a fitted kitchen and family room/study. There are three bedrooms with the principal bedroom having an ensuite shower room and a family bathroom completes the accommodation. Outside, there is a large driveway providing plenty of parking and the former detached garage has been converted to provide a home office/studio. To the rear, there is a patio stepping onto extensive lawns with flower and shrub borders around and then the garden extends into a paddock area where there is a timber stable. In all, the grounds amount to approximately half an acre. We highly recommend a visit to fully appreciate the property's bright and airy accommodation and the delightful views to the rear.

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: ~ Family Room: 10' 8" x 9' 5" (3.26m x 2.86m) ~ Sitting Room: 19' 11" x 11' 5" (6.07m x 3.47m)

Dining Area: 11' 10" x 11' 6" (3.61m x 3.51m) ~ Kitchen: 14' 2" x 7' 9" (4.32m x 2.37m) ~ Conservatory: 10' 8" x 9' 7" (3.26m x 2.93m)

**Bedroom One: 15' 3" x 11' 2" (4.66m x 3.41m) ~ En-suite: ~ Bedroom Two: 11' 4" x 10' 10" (3.45m x 3.31m) ~ Bedroom Three: 11' 6" x 7' 9" (3.51m x 2.36m)
Bathroom**

**Outside: ~ Studio/Home Office: 17' 9" x 8' 11" (5.40m x 2.71m) ~ Summer House: 7' 7" x 7' 7" (2.31m x 2.31m) ~ Stable: 11' 3" x 11' 2" (3.44m x 3.40m)
Tack Room: 11' 2" x 7' 5" (3.40m x 2.27m)**

Services: All mains services are connected.

Directions:

From our office turn left into the High Street continuing to the second mini roundabout turning left into the Ewhurst Road. After approximately 1 mile, the Ewhurst Road becomes Bookhurst Road and property can be found on the left hand side. the property can be found on the left hand side.

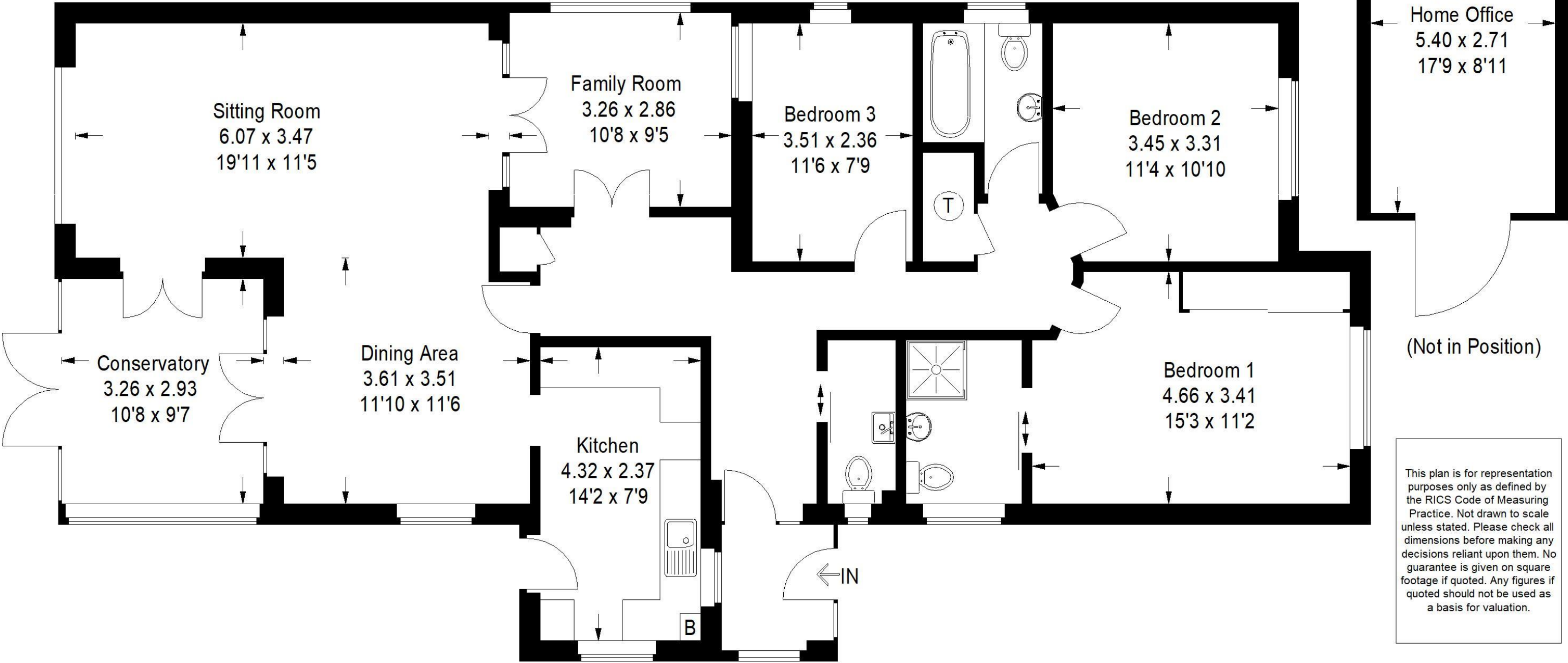
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or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

Ewhurst Road, Cranleigh



Approximate Gross Internal Area
 House = 138.3 sq m / 1489 sq ft
 Studio / Home Office = 14.6 sq m / 157 sq ft
 Total = 152.9 sq m / 1646 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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