



**77 Summerlands,  
Cranleigh, GU6 7BX  
Asking Price: £575,000 Freehold**

**ROGER COUPE**  
your local property experts

**ESTATE AGENT**  
Est. 1991

**\* Spacious four bedroom detached home \* 23 ft lounge/dining room \***  
**\* Pretty landscaped garden \* Brick pavia driveway \* Plenty of parking and garaging \***  
**\* Double glazed windows \* No onward chain \* EPC Rating: TBA \***

A lovely four bedroom detached family home situated on a good sized garden plot on the edge of this popular development. The accommodation is arranged over two floors with entrance hall having cloakroom off, large 23ft sitting/dining room running across the full width of the rear of the property with doors to the garden and the kitchen/breakfast room completes the ground floor. Stairs rise to the first floor, where there are four bedrooms with the main bedroom having double wardrobe cupboards and a wash hand basin, three further bedrooms all with built in wardrobe cupboards and a family bathroom completes the first floor. Outside, the property is approached by a good sized brick pavia driveway providing plenty of off road parking leading to an integral garage. Side access to the rear garden, which is a lovely feature of the property having brick pavia patio stepping onto lawns with well stocked flower and shrub borders around providing good degrees of privacy. The house is within walking distance of local schools, convenience store and bus routes. We highly recommend a visit to this family home to fully appreciate the accommodation on offer.

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: ~ Kitchen: 14' 4" x 8' 1" (4.36m x 2.47m) ~ Sitting/Dining Room: 23' 6" x 13' 9" (7.16m x 4.18m)**

**First Floor: ~ Bedroom One: 11' 9" x 11' 2" (3.59m x 3.41m) ~ Bedroom Two: 13' 5" x 8' 11" (4.09m x 2.73m) ~ Bedroom Three: 11' 2" x 6' 9" (3.40m x 2.07m)  
Bedroom Four: 8' 11" x 6' 9" (2.73m x 2.06m) ~ Bathroom**

**Outside: ~ Garage: 18' 9" x 8' 10" (5.71m x 2.68m)**

**Directions:**

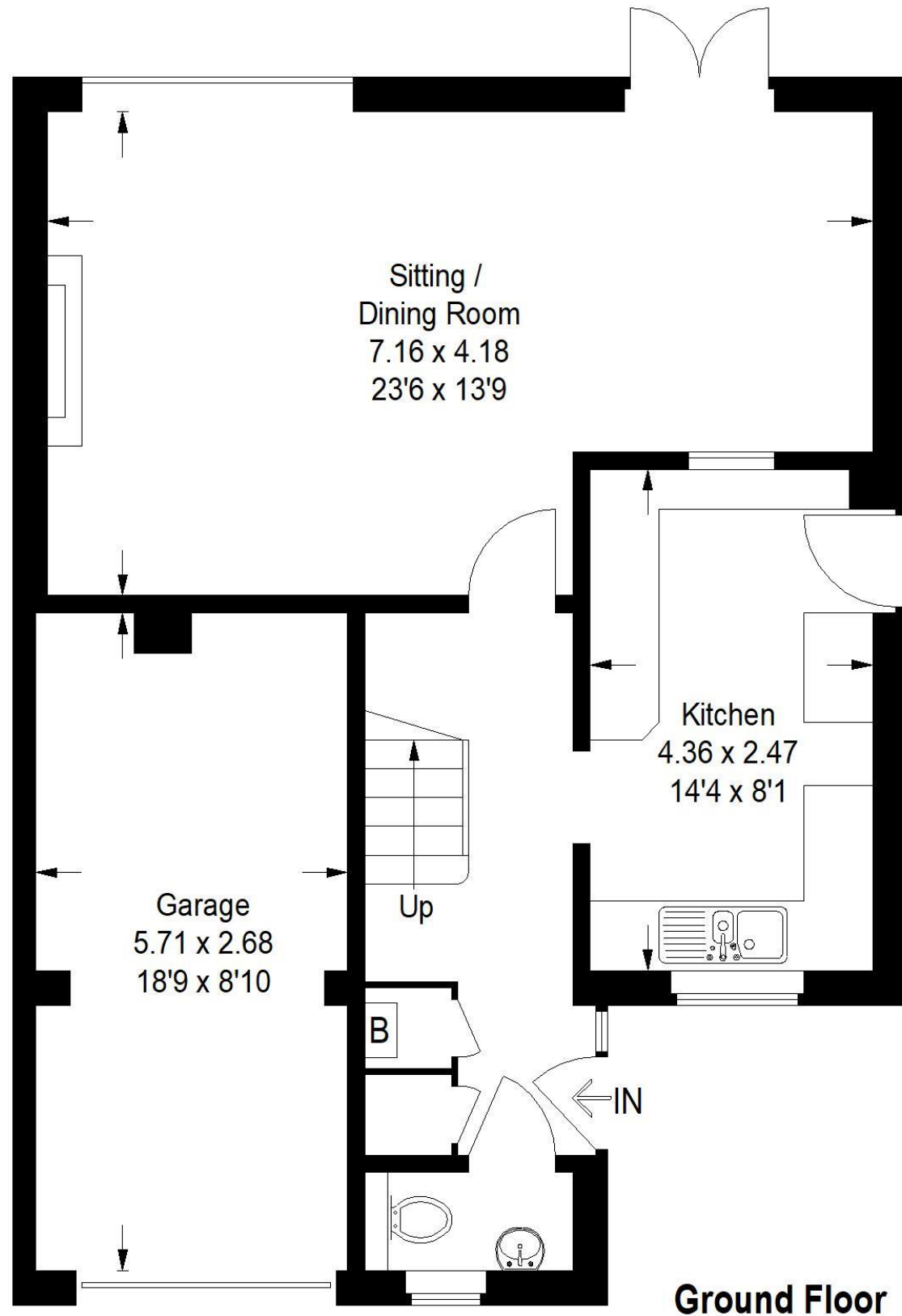
From our office turn left into the High Street and proceed to the second mini roundabout, bearing left into the Ewhurst Road. At the next mini roundabout bear left into Summerlands and follow the Summerlands road round towards the top of the development and the property can be found on the left hand 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.

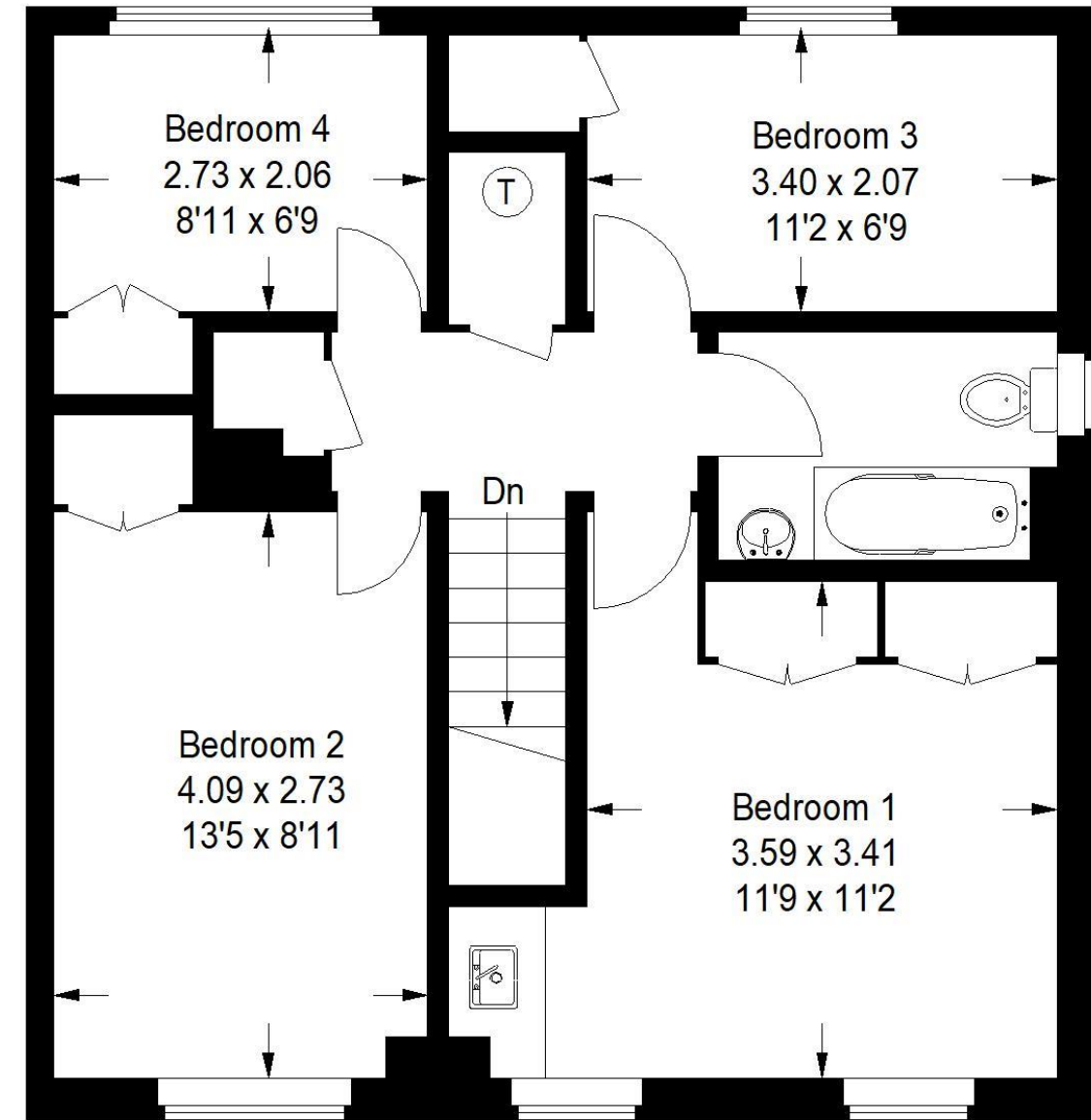
**Local Authority:** Waverley Borough Council. **Tax Band:** E

# Summerlands, Cranleigh

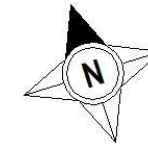
Approximate Gross Internal Area  
 Ground Floor = 50.4 sq m / 542 sq ft  
 First Floor = 55.1 sq m / 593 sq ft  
 Garage = 15.4 sq m / 166 sq ft  
 Total = 120.9 sq m / 1301 sq ft



**Ground Floor**



**First 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.



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