



12, Bramley Vale, Cranleigh, GU6 7FY
Asking Price: £550,000 Freehold

*** Well presented semi detached modern home * Three bedrooms * Two bathrooms ***

Fitted wardrobe cupboards to two bedrooms * Large driveway and single garage * Gas fired heated and double glazing *

Open aspects to the front * EPC Rating: B *

A particularly well presented three bedroom semi detached home situated on this sought after modern development built by Cala Homes. Built in 2018 this development is situated on the edge the village and enjoys plenty of green open spaces yet has a network of footpaths leading back to the village centre. The property has bright and airy accommodation arranged over two floors having a welcoming reception hall, cloakroom, sitting room with aspects to the front over open grassed areas, there is an impressive fully fitted kitchen/dining room with double patio doors to the patio and garden. Stairs rise to the first floor where there is an impressive principal bedroom with fitted wardrobe cupboards and an ensuite shower room, there are two further bedrooms and a family bathroom that completes the first floor.

Outside there is a larger than average driveway leading to a single garage and a side gate leads to the rear garden with a paved patio stepping onto lawns with flower and shrub borders around. We highly recommend a viewing to fully appreciate this lovely home.

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 Hallway: ~ Sitting Room: 15' 5" x 10' 8" (4.71m x 3.24m) ~ Kitchen/Dining Room: 18' 1" x 9' 11" (5.52m x 3.03m) ~ Cloakroom: ~
First Floor: ~ Bedroom One: 13' 3" x 10' 2" (4.05m x 3.11m) ~ En-suite: ~ Bedroom Two: 10' 9" x 8' 11" (3.27m x 2.71m) ~
Bedroom Three: 9' 4" x 7' 2" (2.85m x 2.18m) ~ Bathroom: ~ Garage: 20' 0" x 9' 11" (6.09m x 3.03m) ~ Management Charge: £380pa ~**

Directions:

From our office turn left into the High Street and proceed to the second mini roundabout, bearing left into the Ewhurst Road. Continue for approximately one mile and then turn left into Barhatch Lane. Take the second left into Amlets Lane and then turn first left into Russet Grove and the development and follow the road to the right and then first left into Bramley Vale and the property can be found after a short distance on the right.

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

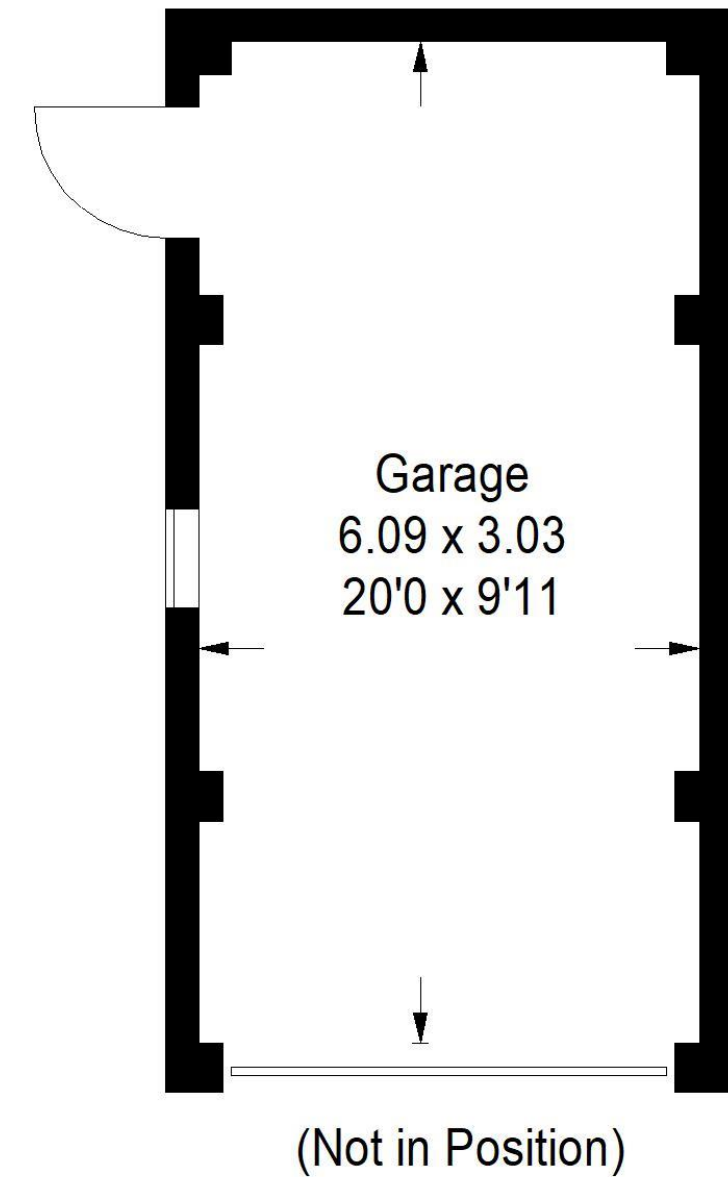
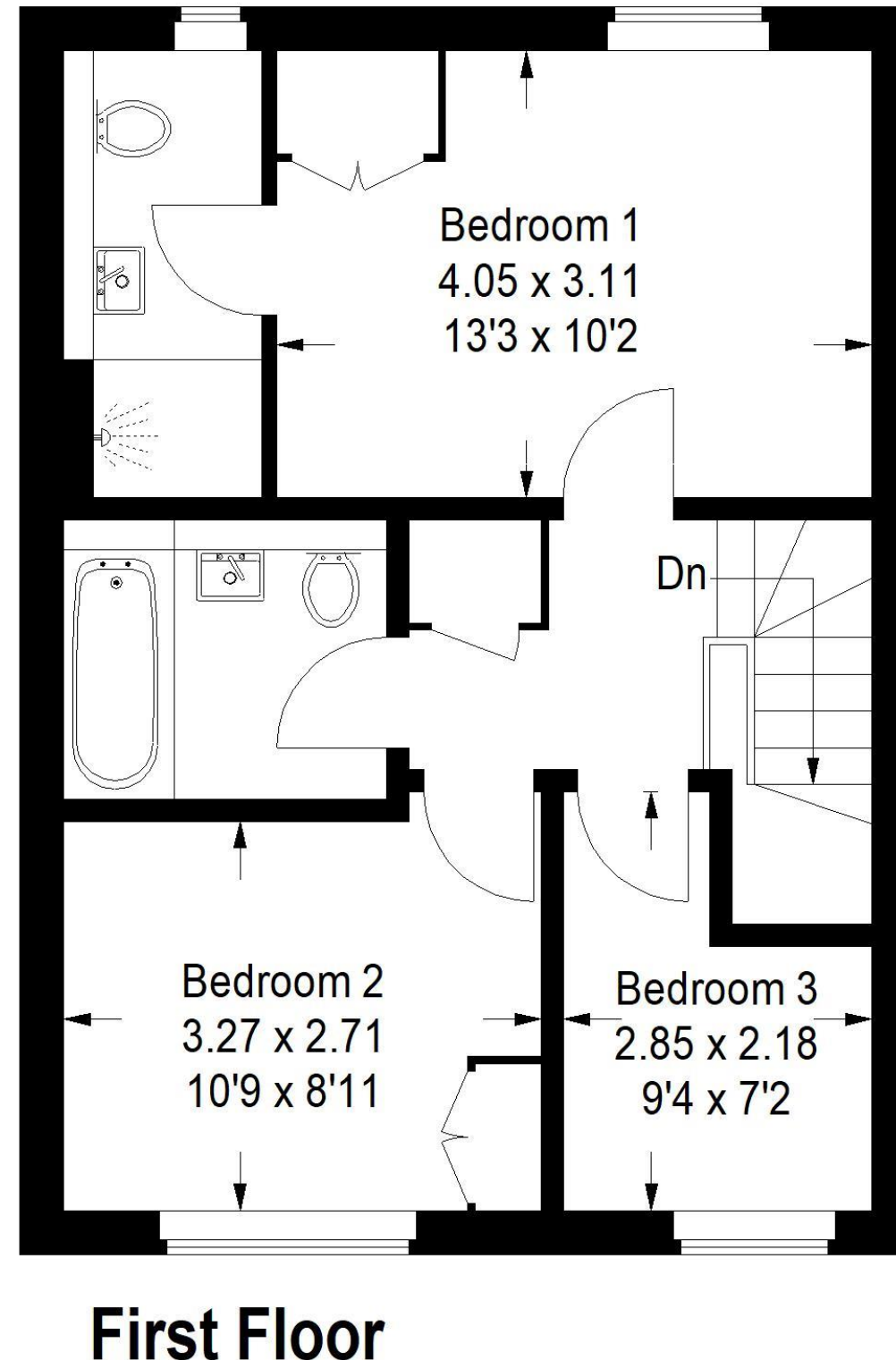
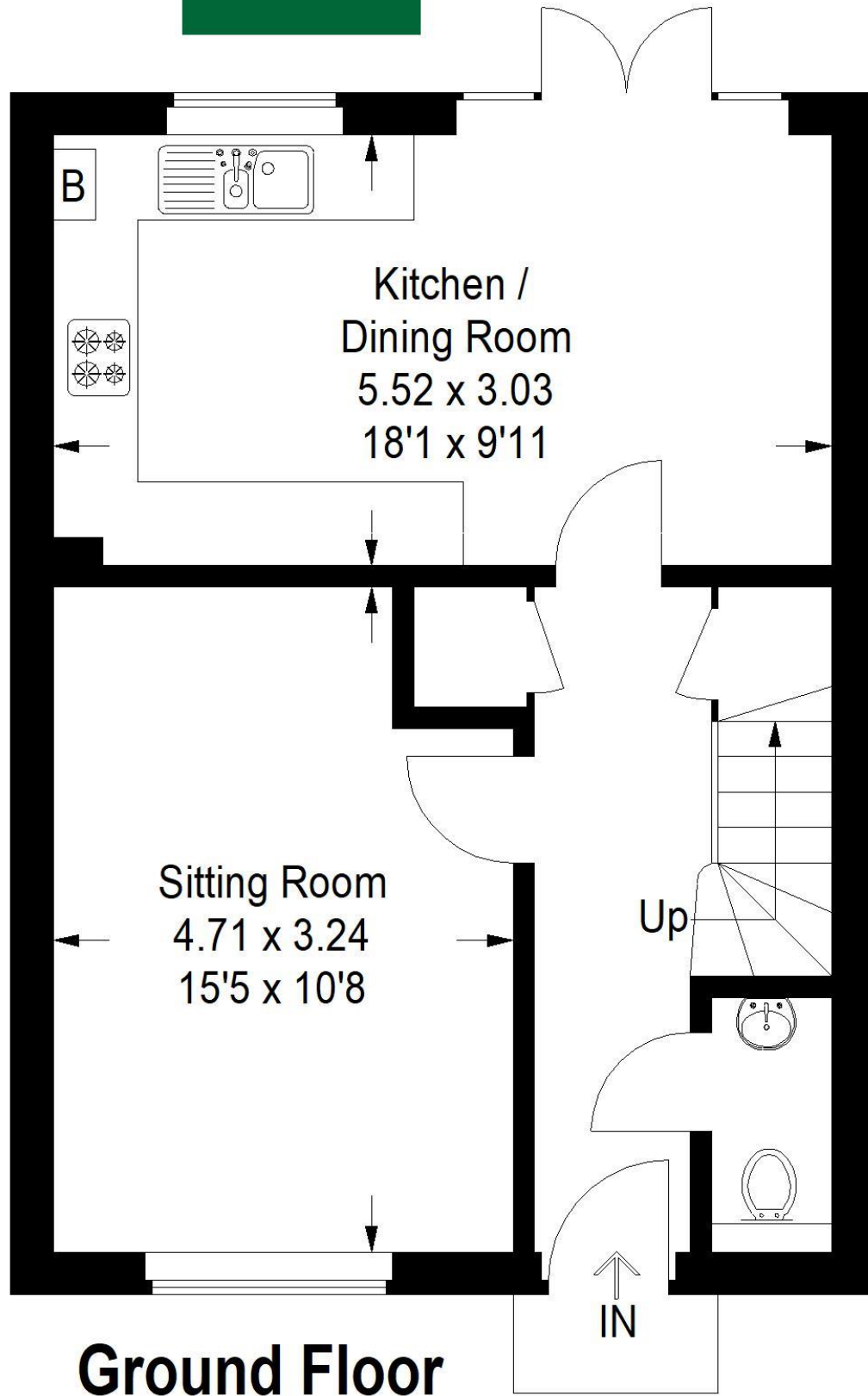
Bramley Vale ,Cranleigh



Approximate Gross Internal Area
Ground Floor = 44.2 sq m / 476 sq ft
First Floor = 43.4 sq m / 467 sq ft
Garage = 18.6 sq m / 200 sq ft
Total = 106.2 sq m / 1143 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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