



Kingfishers
13, Smithwood Avenue, Cranleigh, GU6 8PS
Asking Price: £995,000 Freehold

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ESTATE AGENT
Est. 1991

*** Four bedroom family home * Three separate reception rooms * Two refitted bathrooms ***

*** Re-fitted kitchen/breakfast room * Three bathrooms ***

*** Large third acre south facing garden plot * Parking and garaging * EPC Rating: C ***

A much improved and extended four bedroom family house situated on a large third of an acre garden plot, at the end of a private cul de sac. The property over recent years, has been extended and improved and now provides a fantastic family living space featuring a 20ft x 15ft sitting room, 22ft kitchen/breakfast room, 26ft conservatory overlooking the garden, study, utility and shower room completing the ground floor. On the first floor, there is an impressive principal bedroom suite with walk-in wardrobe and ensuite shower room, three further bedrooms and refitted family bathroom. Outside, the property is approached by a sweeping driveway providing plenty of parking leading to a detached garage with side access to the rear garden, which is a particularly impressive feature of the property, having extensive areas of lawns with established trees and shrubs in and around and enjoys a bright and sunny southerly aspect and high degrees of privacy. We highly recommend a visit to fully appreciate the accommodation and location 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 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 ~

**Ground Floor: ~ Entrance Hall: ~ Sitting Room: 20' 8" x 14' 11" (6.31m x 4.54m) ~ Kitchen/Breakfast Room: 22' 5" x 11' 4" (6.84m x 3.45m)
Conservatory: 26' 0" x 9' 5" (7.93m x 2.86m) ~ Utility: ~ Shower Room: ~ Dining Room: 14' 10" x 8' 10" (4.53m x 2.69m)
Study: 6' 3" x 5' 9" (1.91m x 1.76m)**

**First Floor: ~ Bedroom One: 20' 11" x 14' 11" (6.37m x 4.55m) ~ Shower Room: ~ Bedroom Two: 11' 4" x 10' 1" (3.45m x 3.07m)
Bedroom Three: 11' 11" x 11' 4" (3.64m x 3.45m) ~ Bedroom Four: 8' 11" x 7' 5" (2.72m x 2.26m) ~ Family Bathroom**

Garage: 23' 1" x 10' 4" (7.04m x 3.16m)

Services: All mains services are connected

Directions:

From our office turn right into the High Street continuing to the second mini roundabout bearing round to the right towards Shamley Green. Continue for approximately a mile and a half passing Rowly Drive on the left and Smithwood Avenue can be found a little bit further up on the right hand side. Turn right into Smithwood Avenue and the property can be found at the end of the cul de sac on the right.

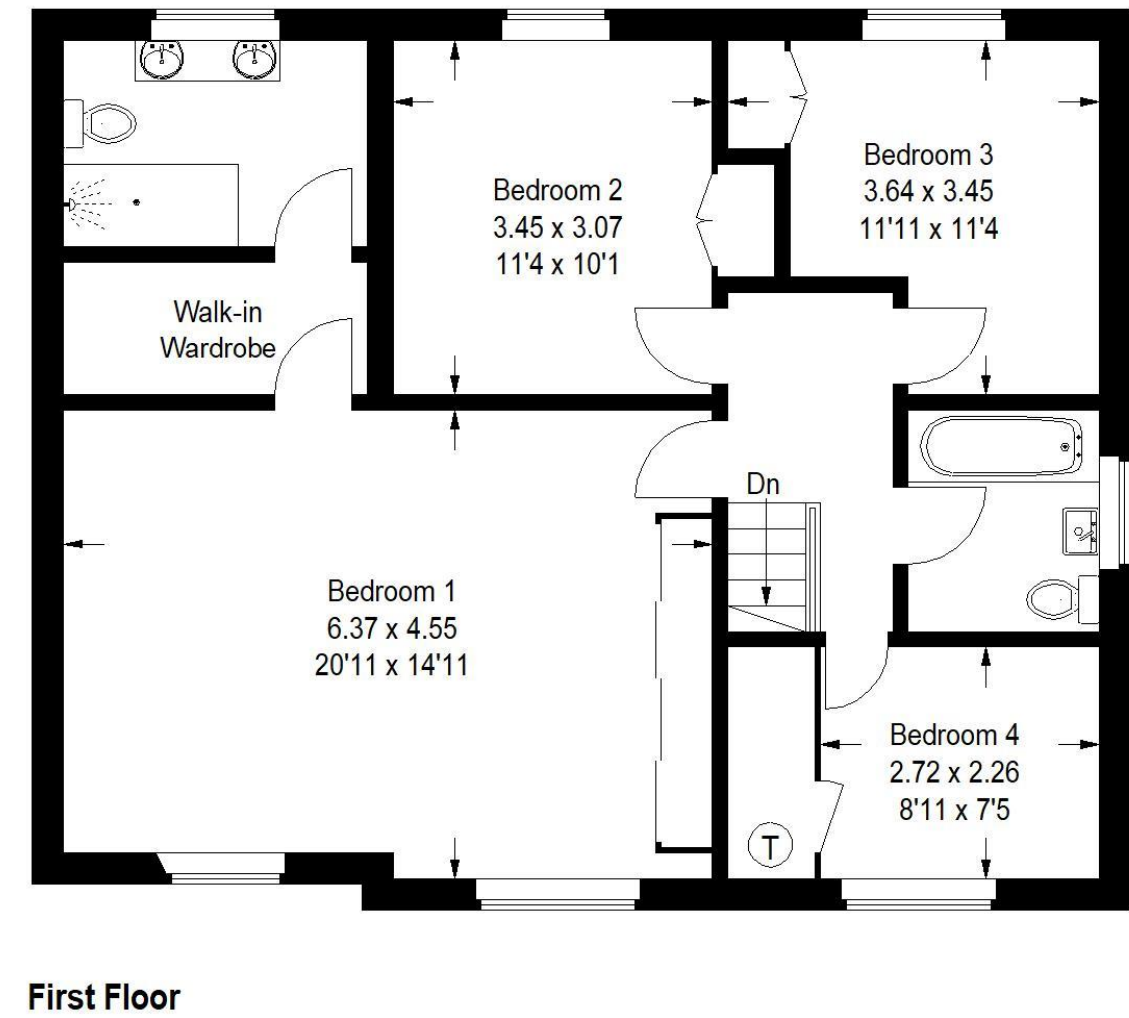
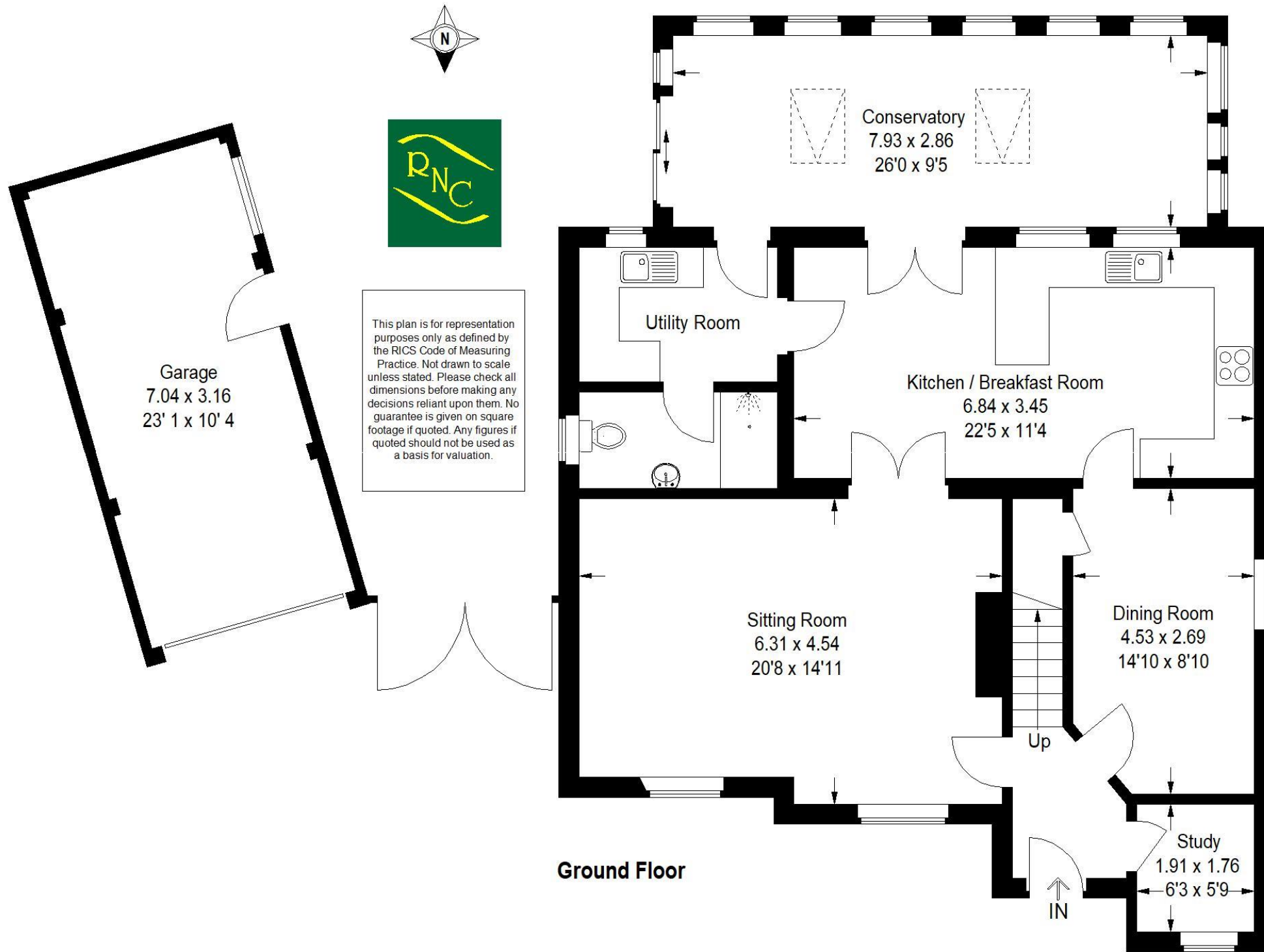
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or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

Smithwood Avenue, Cranleigh

Approximate Gross Internal Area
 Ground Floor = 113 sq m / 1216 sq ft
 First Floor = 81.1 sq m / 873 sq ft
 Total = 194.1 sq m / 2089 sq ft

Garage = 21.5 sq m / 231 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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your local property experts



www.rogercoupe.com
3 Bank Buildings, High Street, Cranleigh, Surrey GU6 8BB
T: 01483 268555 e: housesales@rogercoupe.com