



Robins
The Ridgeway, Cranleigh, GU6 7HR
Asking Price: £1,225,000 Freehold

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ESTATE AGENT
Est. 1991

*** Attractive half tile hung family house * Four double bedrooms * Two bathrooms *
* Three reception areas * Beautiful landscaped gardens of approx 0.45 acre *
* Double garage * No onward chain * EPC Rating: E ***

An attractive four bedroom family home with pleasing half tile elevations situated on a large garden plot of approximately 0.45 of an acre, in this sought after residential location. The accommodation is arranged over two floors with a welcoming reception hall, extended sitting room/family room with central fireplace and doors to garden, dining room, kitchen/breakfast room, boot room and utility/cloakroom. On the first floor, there are four double bedrooms with the principal bedroom having a dressing room and ensuite bathroom with separate bath and shower and a family bathroom and separate WC, complete the first floor. Outside, there is a large brick pavia driveway providing plenty of parking leading to the double garage with stairs to a substantial loft storage space. The gardens are a true delight being of good size having several patio areas flanked by extensive lawns and neatly manicured flower and shrub borders around. Established hedging form the boundaries providing good degrees of privacy. At the foot of the garden there is a substantial timber workshop, composting areas and there is a brick built garden store to the rear of the garage. We highly recommend a visit to this lovely family home to fully appreciate the accommodation and gardens that the property offers.

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: ~ Kitchen/Breakfast Room: 18' 10" x 8' 11" (5.75m x 2.71m) ~ Boot Room: ~ Cloakroom
Dining Room: 12' 1" x 11' 1" (3.68m x 3.37m) ~ Sitting/Family Room: 23' 8" x 19' 0" (7.22m x 5.78m)**

**First Floor: ~ Bedroom One: 11' 5" x 11' 4" (3.48m x 3.45m) ~ En-suite: ~ Dressing Area: 10' 4" x 6' 5" (3.15m x 1.96m)
Loft Storage: 26' 10" x 7' 8" (8.19m x 2.34m) ~ Bedroom Two: 12' 3" x 11' 11" (3.73m x 3.64m) ~ Bedroom Three: 12' 4" x 10' 10" (3.75m x 3.31m)
Bedroom Four: 12' 2" x 9' 3" (3.72m x 2.82m) ~ Bathroom: ~ WC**

Outside: ~ Garage: 25' 8" x 17' 9" (7.82m x 5.40m) ~ Garden Store: 6' 5" x 6' 4" (1.95m x 1.92m)

Directions:

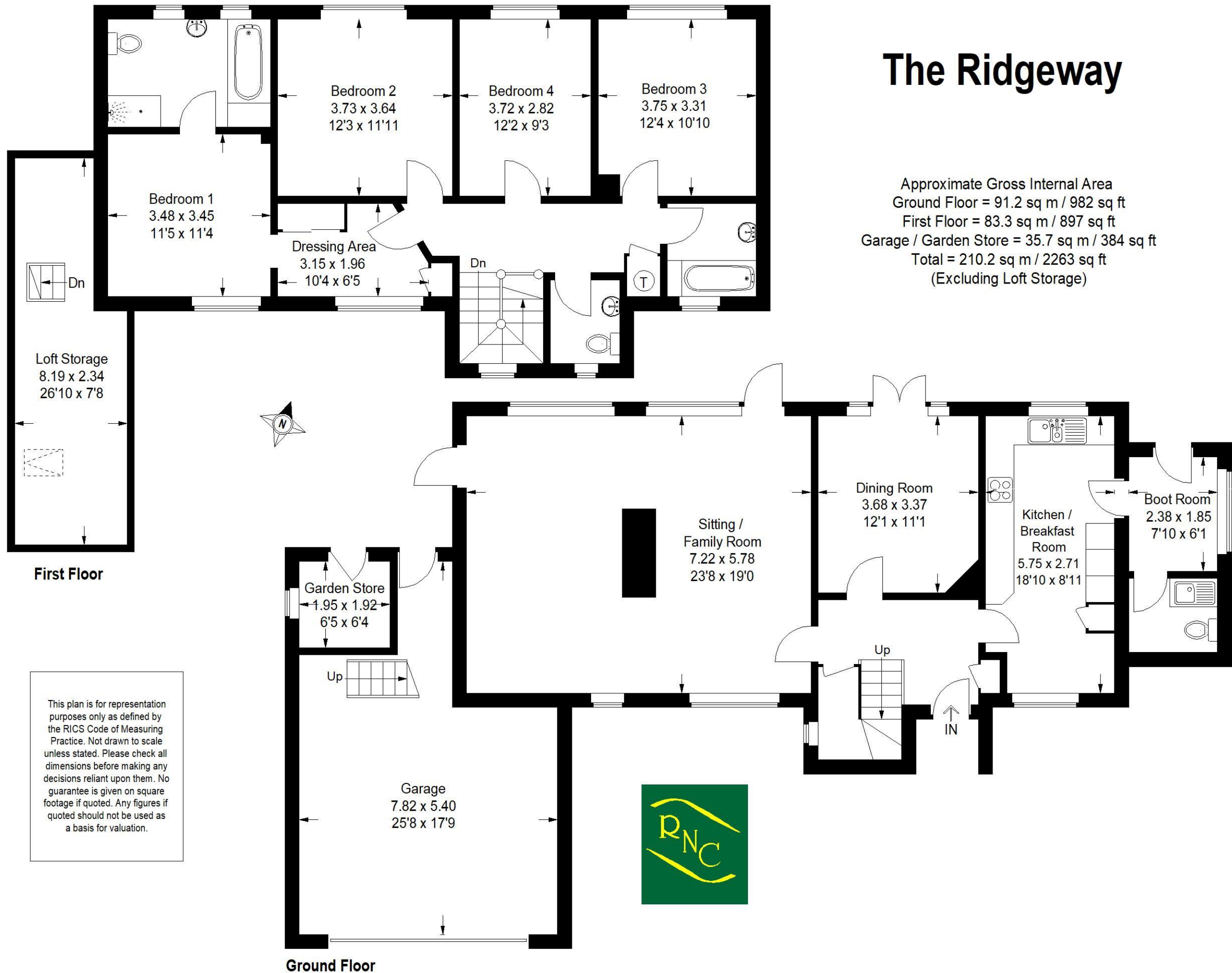
From our office turn left into the High Street and continue to the second mini roundabout turning left into the Ewhurst Road. Take the third turning right into Woodland Avenue and continue to the end turning left into The Ridgeway. Continue up The Ridgeway passing the turning into Fettes Road and Robins can be found after a short distance 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:**

The Ridgeway

Approximate Gross Internal Area
 Ground Floor = 91.2 sq m / 982 sq ft
 First Floor = 83.3 sq m / 897 sq ft
 Garage / Garden Store = 35.7 sq m / 384 sq ft
 Total = 210.2 sq m / 2263 sq ft
 (Excluding Loft Storage)



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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