



**23, Hewitts Road, Cranleigh, GU6 8US**  
**Asking Price: £425,000 Freehold**

**ROGER COUPE**  
your local property experts

**ESTATE AGENT**  
Est. 1991



**\* Well presented end terrace home \* Two double bedrooms \* Two bathrooms \* Fitted wardrobe cupboards \*  
\* Kitchen/breakfast room with utility room off \* Ground floor cloakroom \* Part-walled garden \*  
\* Two parking spaces \* EPC Rating: B \***

**A well presented two bedroom end terrace home, built by Miller Homes in 2022. This attractive two bedroom home features well presented accommodation throughout, having a sitting room, with deep under stairs cupboard, well appointed kitchen/breakfast room with double doors to the rear garden, utility area off and ground floor cloakroom. Stairs rise to the first floor, where there is a principal bedroom with ensuite shower room and range of fitted wardrobe cupboards and second double bedroom also with fitted wardrobe cupboards, family bathroom with bath and shower over, linen cupboard and separate storage cupboard complete the first floor.**

**Outside, there is a paved patio stepping onto an area of lawn, flower and shrub borders around, timber garden store and rear gate to the parking area. Being at the end of the terrace, there is a lovely brick wall that forms the side and rear boundary. There is allocated parking for two cars. We highly recommend a visit to this lovely home which is offered for sale with no onward chain.**

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: ~ Sitting Room: 14' 0" x 11' 5" (4.27m x 3.47m) ~ Kitchen/Breakfast Room: 13' 1" x 11' 1" (3.99m x 3.39m) ~ Utility room: ~  
First Floor: ~ Bedroom One: 11' 5" x 10' 5" (3.47m x 3.18m) ~ Ensuite: ~ Bedroom Two: 14' 8" x 10' 10" (4.48m x 3.30m) ~ Bathroom: ~  
Services: Gas fired heating, mains drains water and electricity ~**

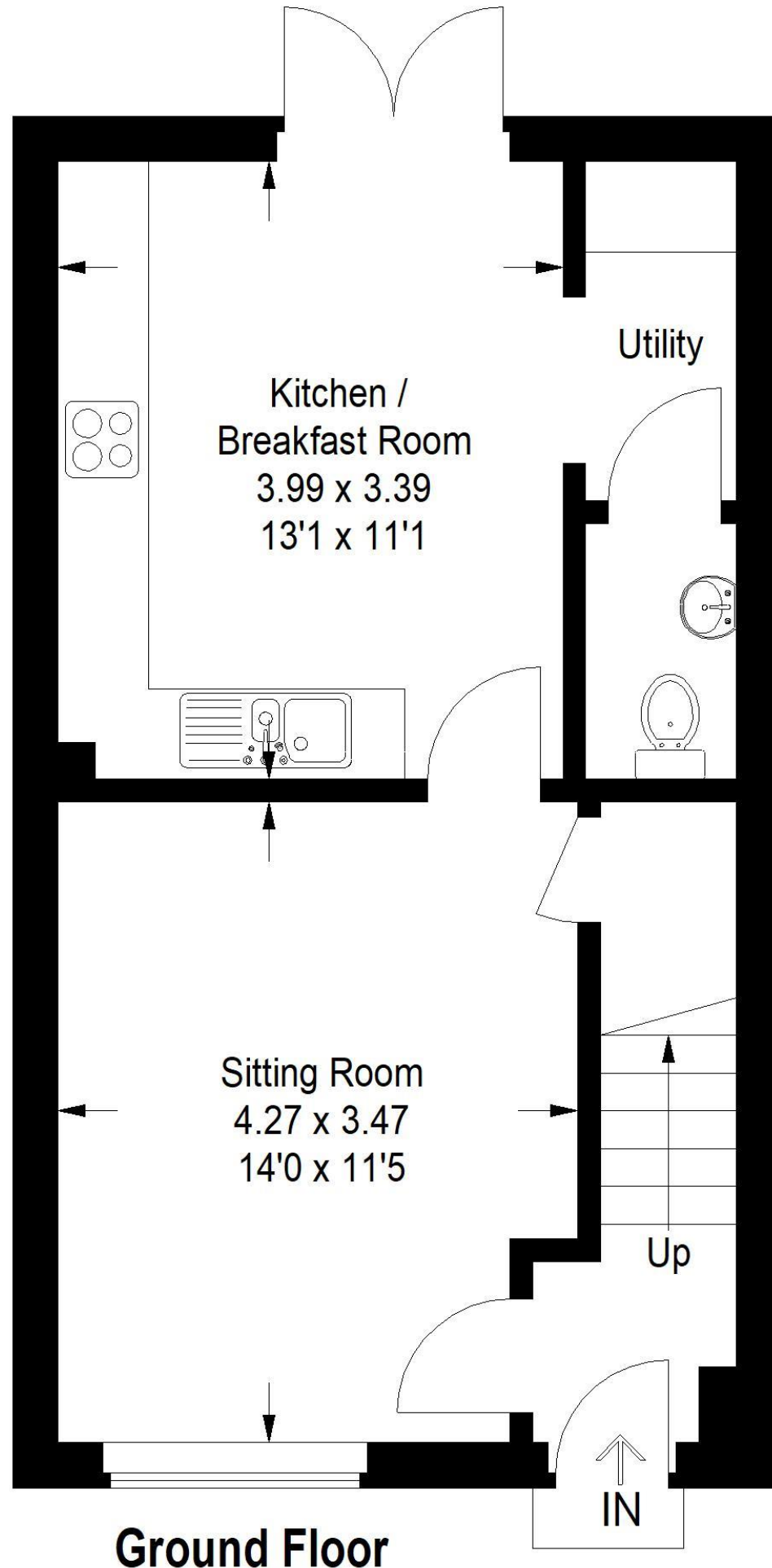
#### **Directions:**

From our office, turn right into the High Street and continue to the second mini roundabout turning left into the Elmbridge Road and continue over the Elm Bridge. Take the first turning left after the bridge into Hewetts Road and the property can be found approximately half way up on the left hand side.

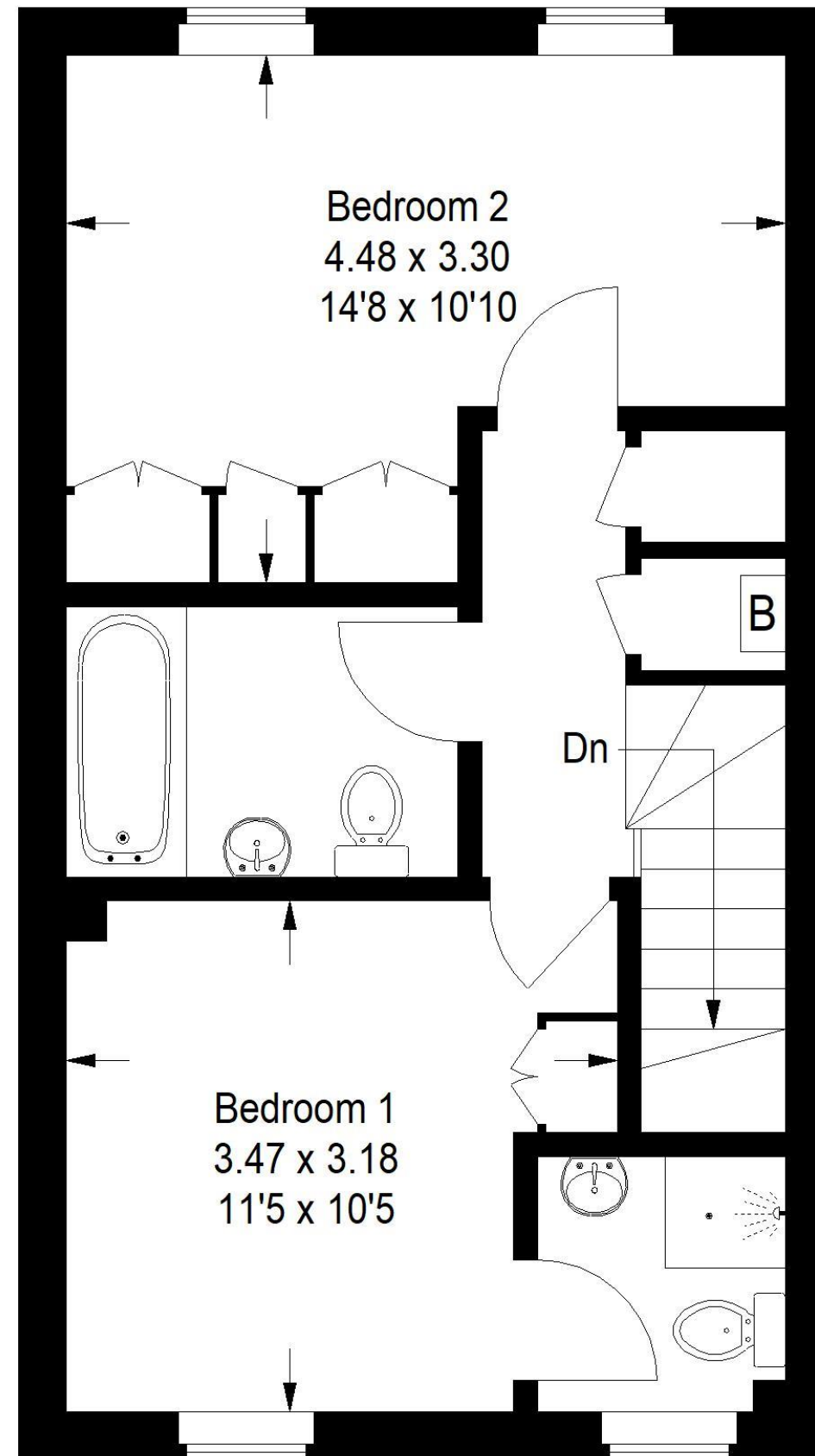
**Important Notice:** For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order,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

# Hewitts Road, Cranleigh

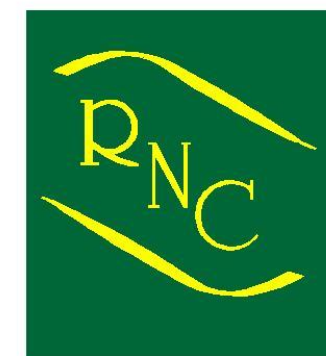
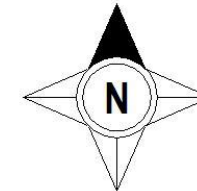


**Ground Floor**



**First Floor**

**APPROX. GROSS  
INTERNAL FLOOR AREA**  
827 SQFT / 76.9 SQM



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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[www.rogercoupe.com](http://www.rogercoupe.com)  
3 Bank Buildings, High Street, Cranleigh, Surrey GU6 8BB  
T: 01483 268555 e: [housesales@rogercoupe.com](mailto:housesales@rogercoupe.com)