



**31 Hesketh Close,
Cranleigh, GU6 7JB
Asking Price: £285,000 Leasehold**

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1991-2021
30
YEARS

*** End terrace bungalow * Two double bedrooms ***
*** Modern fitted kitchen * Refitted shower room ***
*** Tucked away location close to the village centre * EPC Rating: D ***

For a 70% share, this beautifully presented end terrace two bedroom bungalow situated at the end of this quiet retirement development within close walking distance of the village centre. The property has a welcoming reception hall with modern fitted shower room off, bright and airy lounge/dining room with sliding patio doors to the garden, modern fitted kitchen and two double bedrooms. The property benefits from gas fired heating and replacement double glazing outside. There is a paved patio stepping onto a neatly maintained lawned area with flower and shrub borders around, all enjoying a bright and sunny south westerly aspect. Within the development there is a bright and airy conservatory/morning room with tea and coffee making facilities, communal laundry room with washing machines and tumble dryers and there is a guest flat that can be booked for visitors. A new 99 year lease is issued to the incoming purchaser. The two bedroom bungalows are rarely available and particularly in this tucked away location, therefore we would highly recommend an early viewing to avoid disappointment.

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 ~

Entrance Hall: ~ Shower Room: ~ Kitchen: 9' 9" x 8' 2" (2.97m x 2.48m) ~ Sitting Room: 14' 8" x 12' 4" (4.48m x 3.76m)
Bedroom One: 12' 2" x 11' 9" (3.71m x 3.59m) ~ Bedroom Two: 14' 9" x 6' 6" (4.50m x 1.98m)

Service charge: £4,625.97 per annum

Directions:

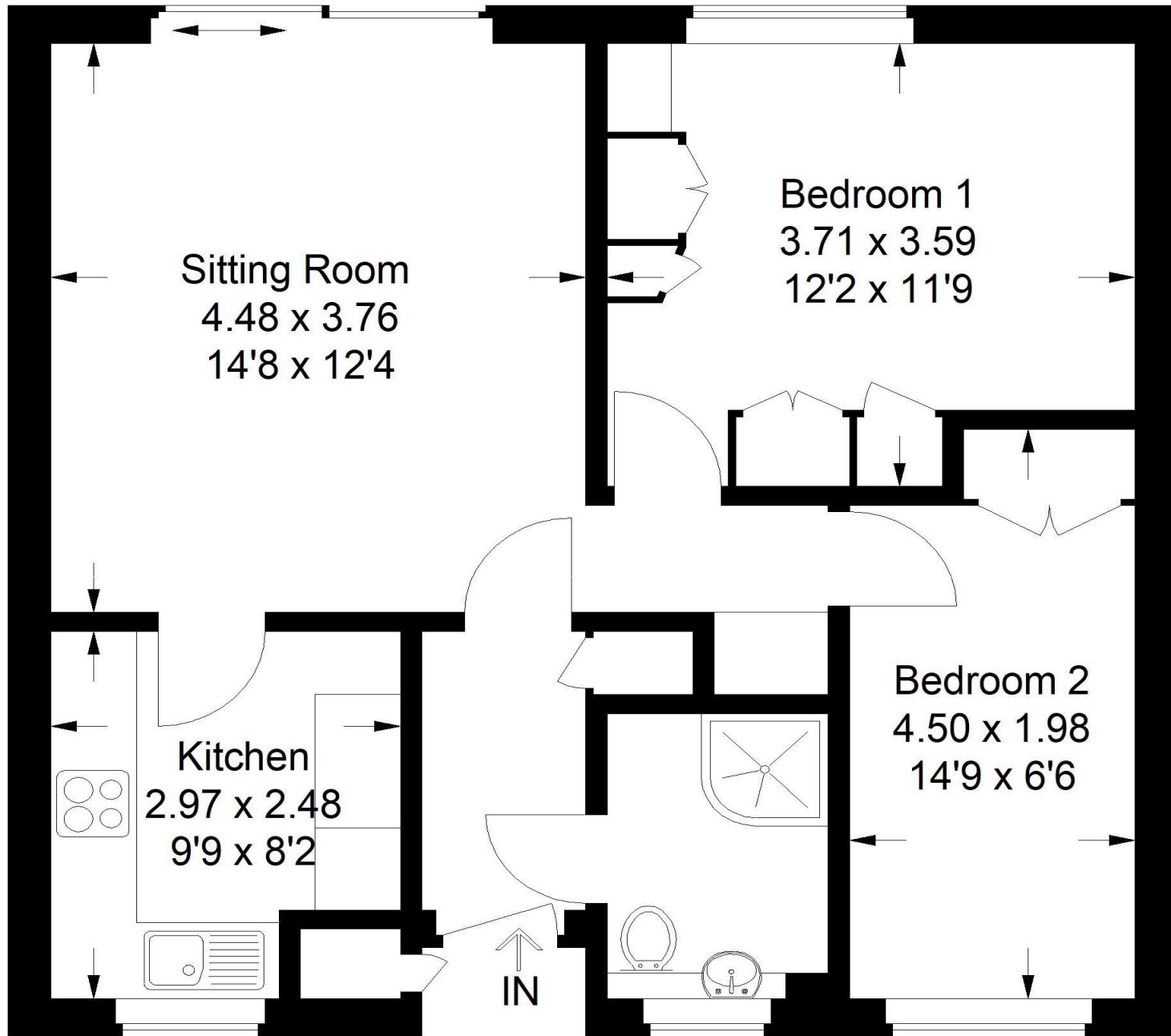
From our office turn left into the High Street and proceed to the second mini roundabout. Bear left into the Ewhurst Road and take the second turning right into New Park Road, then first right into Bridge Road and Hesketh Close will be found on the left and Number 31 is on the right. There is parking on the left as you enter the development.

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.

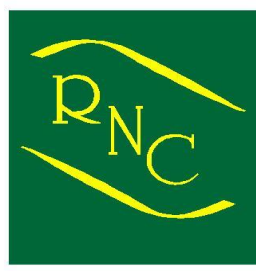
Local Authority: Waverley Borough Council. Tax Band: C

Hesketh Close, Cranleigh

Approximate Gross Internal Area = 57.0 sq m / 613 sq ft
(Including Outside Cupboard)



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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