



**5 Spartan Place**  
**Cranleigh, GU6 7FU**  
**Asking Price: £550,000 Freehold**

**ROGER COUPE**  
your local property experts

**ESTATE AGENT**  
Est. 1991



**\* Beautifully presented modern bungalow \* 2 double bedrooms \* No onward chain \* Garage & Parking \***  
**\* South facing partly walled garden \* Landscaped front and rear garden \* Super position \* EPC Rating: B \***

**OFFERED FOR SALE WITH NO ONWARD CHAIN**

**This superbly presented two double bedroom detached bungalow is situated in the highly desirable Amlets Place development located on the outskirts of the pretty village of Cranleigh at the foot of the Surrey Hills. The property is well positioned within the development in a small cul-de-sac overlooking an area of copse.**

**The generous proportioned room sizes comprises of entrance hallway with two handy storage cupboards, a fully equipped kitchen with appliances and fitted units. The living room is a wonderful room with double doors leading to the patio and mature landscaped South facing garden. Continuing through there are two double bedrooms, the larger featuring built in wardrobes, and a four piece bathroom with separate shower cubicle and bath completes the accommodation.**

**The property benefits from remainder of NHBC warranty. There is an estate management charge, for 2024 this is approx. £370**

**An internal viewing comes highly recommended to fully appreciate the charming setting.**

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 ~**

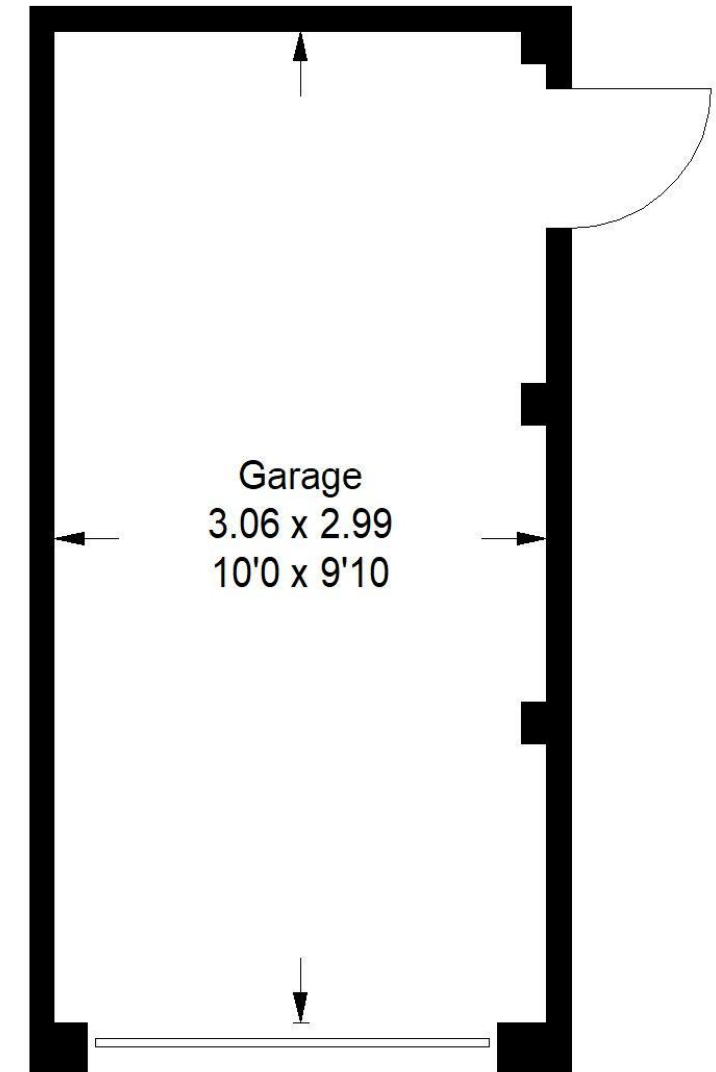
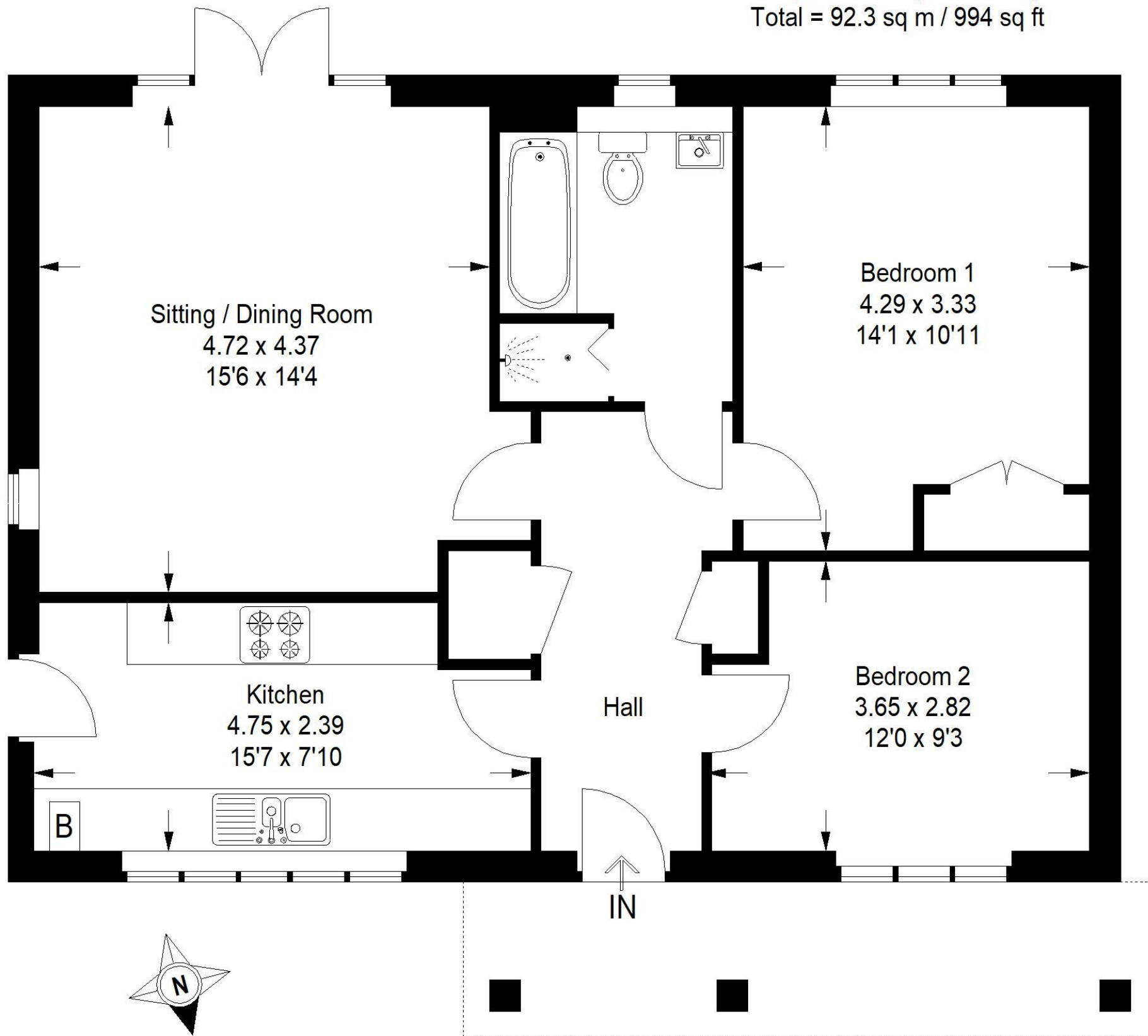
**Entrance Hallway ~ Kitchen: 15' 7" x 7' 10" (4.75m x 2.39m) ~ Sitting/Dining Room: 15' 6" x 14' 4" (4.72m x 4.37m)**  
**Bedroom One: 14' 1" x 10' 11" (4.29m x 3.33m) ~ Bedroom Two: 12' 0" x 9' 3" (3.65m x 2.82m) ~ Bathroom**  
**Garage: 10' 0" x 9' 10" (3.06m x 2.99m) ~ Driveway ~ South facing garden**

**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 left into Russet Grove. Take the first turning on the left into Spartan Place and the property is the first 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

Approximate Gross Internal Area = 74.2 sq m / 799 sq ft  
Garage = 18.1 sq m / 195 sq ft  
Total = 92.3 sq m / 994 sq ft



(Not in position)

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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