



**Hazeldene,  
68, Horsham Road, Cranleigh, GU6 8DU  
Offers in Excess of £1,000,000 Freehold**

**ROGER COUPE**  
your local property experts

  
ESTATE AGENT  
Est. 1991



**\* Detached family home \* Five bedrooms \* Two bathrooms \* Impressive refitted kitchen/dining/family room \*  
Ground floor bedroom suite \* Good size west facing gardens \* Convenient location close to the village \*  
Double garage \* EPC Rating: D \***

**An attractive detached family home situated close to the village centre offering extended accommodation arranged over two floors. Arriving at the front door, there is a welcoming reception hall with cloakroom and the ground floor accommodation comprises of a study with attractive bay window, 22 ft double aspect sitting room with doors to the garden, impressive refitted and extended kitchen/dining and family room with lantern roof and doors to the garden and a utility room off. Completing the ground floor accommodation, there is a ground floor bedroom suite with ensuite shower room. Stairs rise to the first floor where there are three double bedrooms and a single bedroom and a good size family bathroom with separate bath and shower. Outside, the property is approached via a gravel driveway leading to a double garage and access to the rear garden, which is a lovely feature of the property having paved patio leading onto good sized lawns with established flower and shrub borders around, all enjoying a westerly aspect. The property benefits from double glazed windows and gas fired heating and we highly recommend an early visit in order to fully appreciate the accommodation 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 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: ~ Study: 11' 0" x 10' 6" (3.36m x 3.20m) ~ Sitting Room: 22' 0" x 13' 5" (6.70m x 4.10m) ~ Kitchen/Family/Dining Room: 22' 2" x 19' 3" (6.75m x 5.86m) ~ Utility room: ~ Cloakroom: ~ Bedroom Two: 13' 0" x 12' 10" (3.95m x 3.90m) ~ Ensuite: ~**

#### **First Floor: ~**

**Bedroom One: 14' 9" x 10' 6" (4.50m x 3.19m) ~ Bedroom Three: 11' 1" x 10' 11" (3.37m x 3.33m) ~ Bedroom Four: 11' 0" x 9' 3" (3.36m x 2.81m) ~ Bedroom Five: 8' 3" x 7' 9" (2.51m x 2.35m) ~ Bathroom: ~ Outside: ~ Garage: 18' 11" x 15' 7" (5.77m x 4.74m) ~**

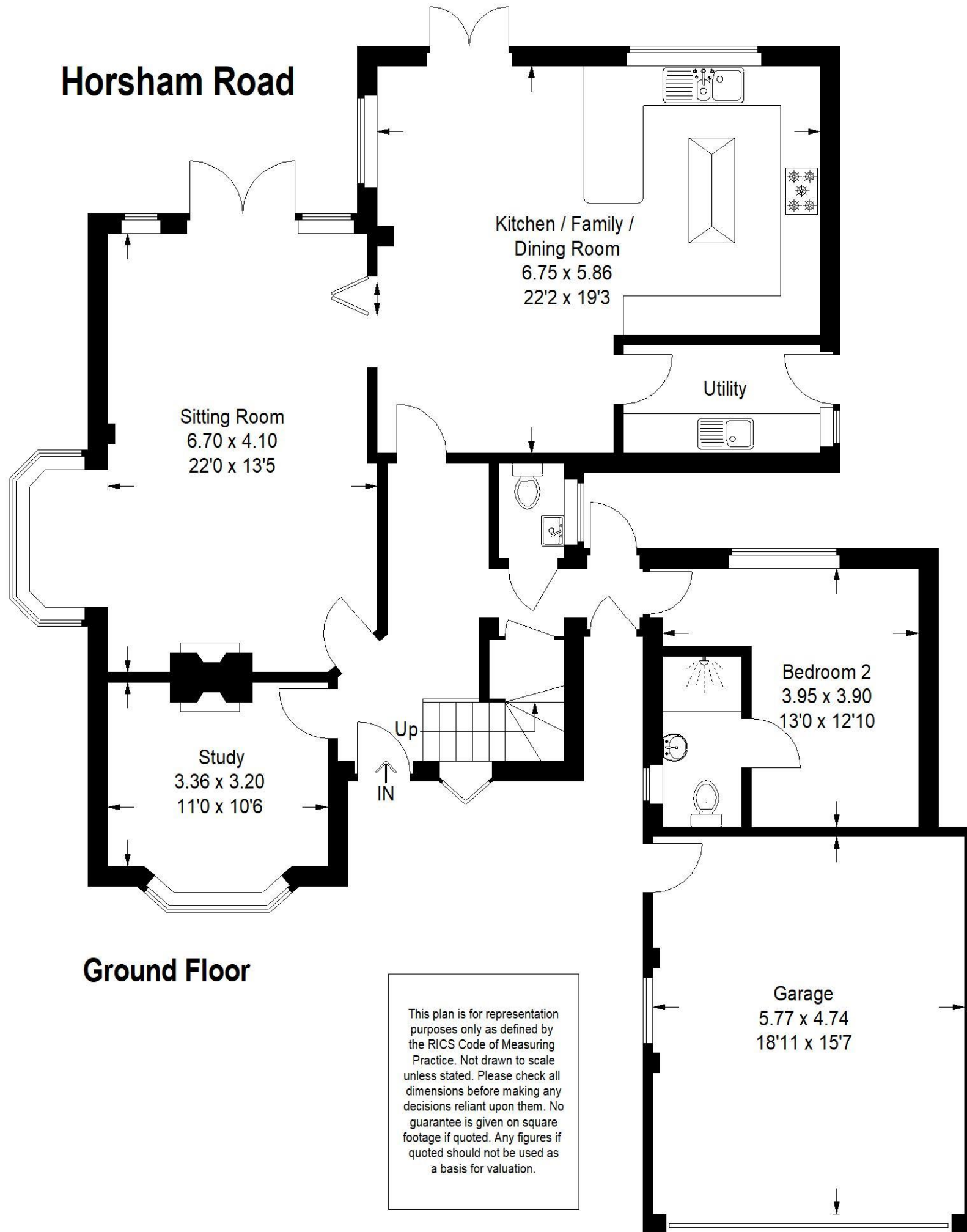
#### **Directions:**

From our office, turn left into the High Street and continue to the second mini roundabout carrying straight on into the Horsham Road. Hazeldene can be found on the right hand side after approximately a quarter of a mile, just before reaching the turning into Ashtrees.

**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:** G

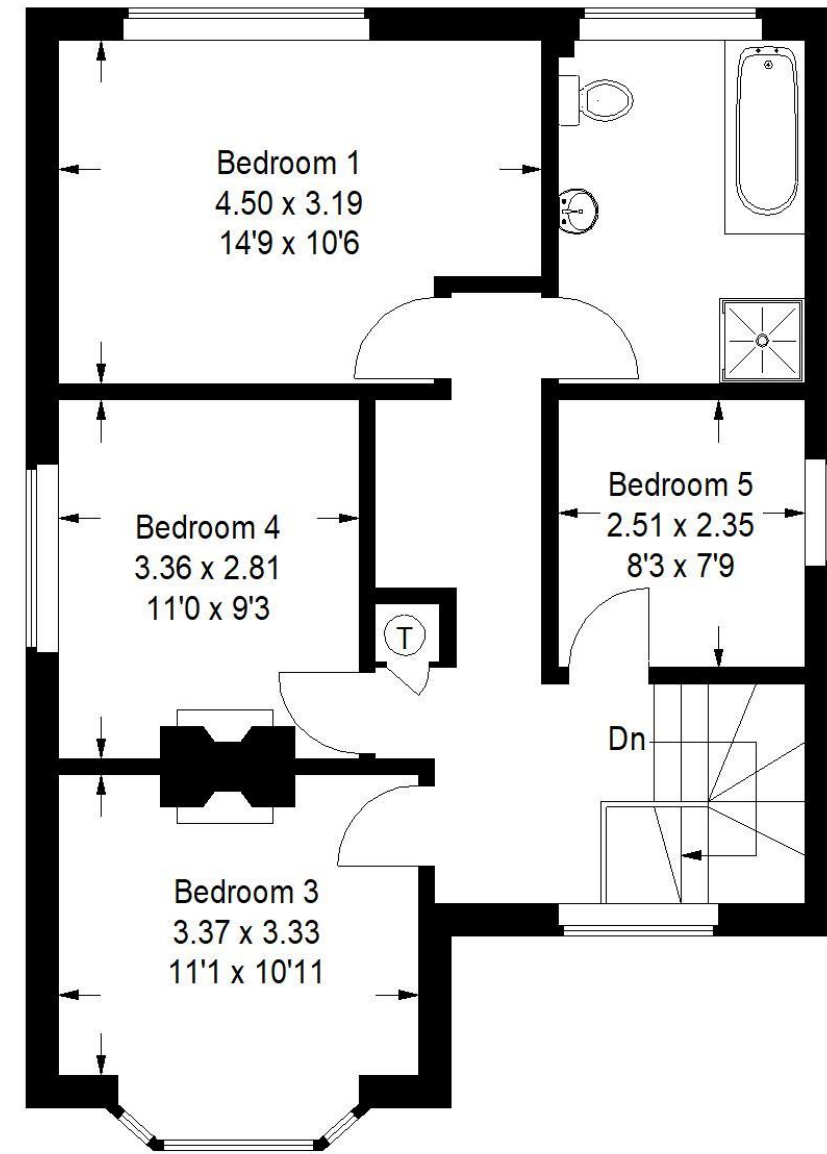
**Horsham Road**



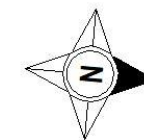
**Ground Floor**

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.

Approximate Gross Internal Area  
Ground Floor (Including Garage)  
140.5 sq m / 1512 sq ft  
First Floor = 62.5 sq m / 673 sq ft  
Total = 203 sq m / 2185 sq ft



**First Floor**







ROGER  
COUPE







ROGER  
COUPE







**ROGER COUPE**  
your local property experts



[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)