



**31 Cromwell Place,
Cranleigh, GU6 7LF
Asking Price: £1,100,000 Freehold**

ROGER COUPE
your local property experts
ESTATE AGENT
Est. 1991

*** Extended detached family home * Five bedrooms * Two bathrooms ***

*** Four reception rooms * Stunning open plan kitchen/dining/family room * Double glazed windows ***

*** South West facing gardens * Double garage * No onward chain * EPC Rating: C ***

A much improved and extended five bedroom detached family home situated in this sought after residential road enjoying south westerly rear aspects.

This superb family home has a welcoming reception hall, double aspect sitting room with fireplace, dining room, study, cloakroom and a most impressive open plan and extended kitchen/dining/family room. Off the kitchen/dining room there is a utility room and further cloakroom. Stairs rise to the first floor, where there is a lovely galleried landing, five good sized bedrooms including a master bedroom suite with ensuite bathroom and a family bathroom. Outside the property is approached via a tarmac driveway leading to a double garage. The rear garden has a paved patio stepping onto lawns with flower and shrub borders around, all enjoying a bright and sunny south westerly aspect. There is a timber summerhouse and garden shed.

The boundaries are formed by established hedging and provide good levels of privacy. We highly recommend an early visit to this fabulous family home to fully appreciate the space of accommodation of 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 Hallway: ~ Sitting Room: 25' 7" x 11' 11" (7.80m x 3.62m) ~ Dining Room: 10' 11" x 8' 10" (3.32m x 2.70m)

Kitchen: 26' 2" x 25' 1" (7.98m x 7.64m) ~ Utility/Cloakroom: ~ Playroom/Study: 10' 5" x 8' 4" (3.17m x 2.54m) ~ Cloakroom

First Floor: ~ Bedroom One: 17' 1" x 16' 3" (5.21m x 4.95m) ~ Ensuite: ~ Bedroom Two: 11' 11" x 11' 7" (3.63m x 3.52m)

Bedroom Three: 11' 11" x 11' 7" (3.64m x 3.52m) ~ Bedroom Four: 11' 3" x 10' 6" (3.42m x 3.19m) ~ Bedroom Five: 10' 5" x 7' 10" (3.18m x 2.40m)

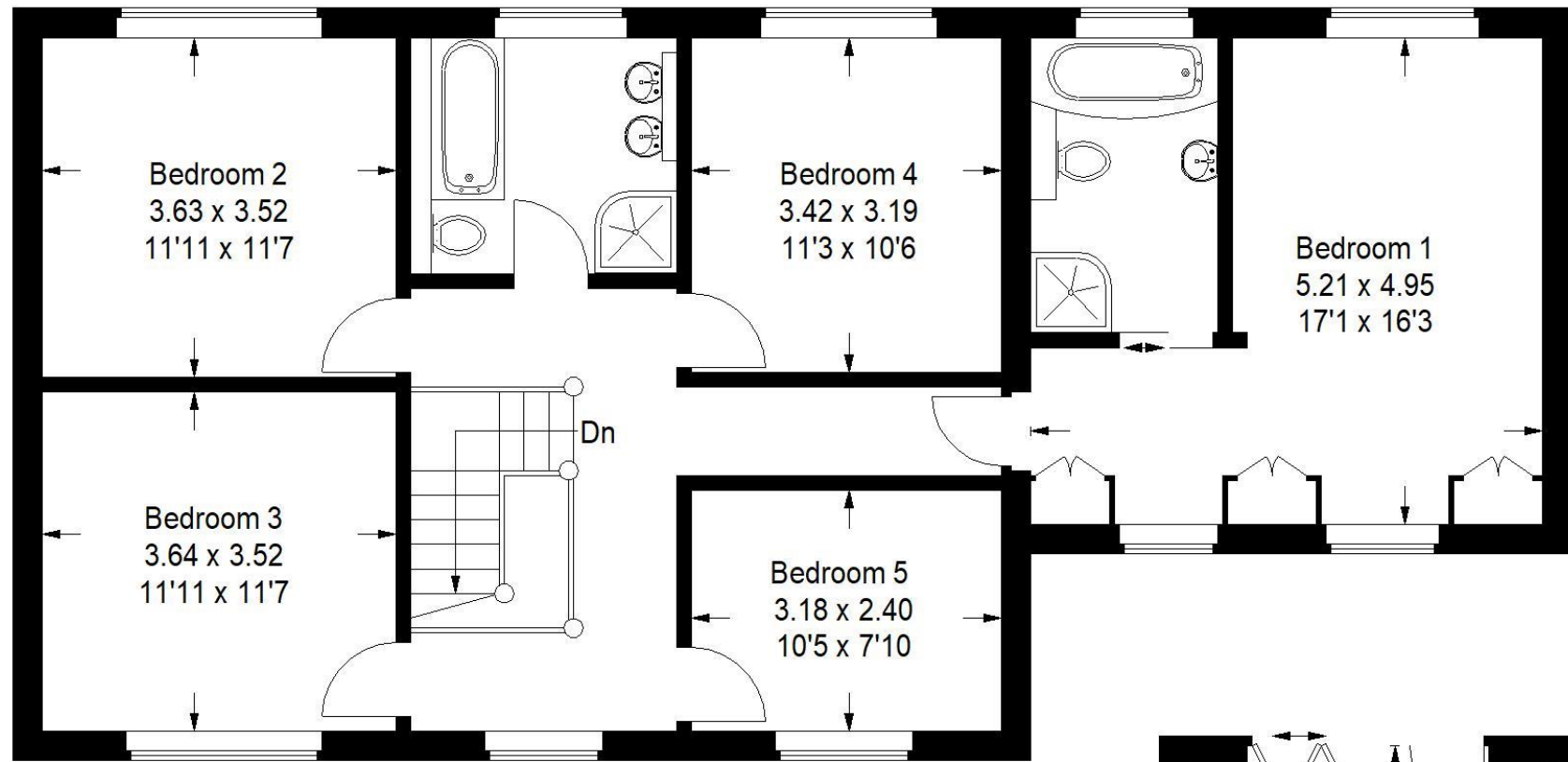
Outside: ~ Garage: 16' 4" x 15' 3" (4.99m x 4.64m)

Directions:

From our office turn left into the High Street continuing over the second mini roundabout, carrying straight on into the Horsham Road. Take the fifth turning on the left into Avenue Road and after a short distance turn right into Cromwell Place and number 31 can be found towards the top of the road, on the right hand side.

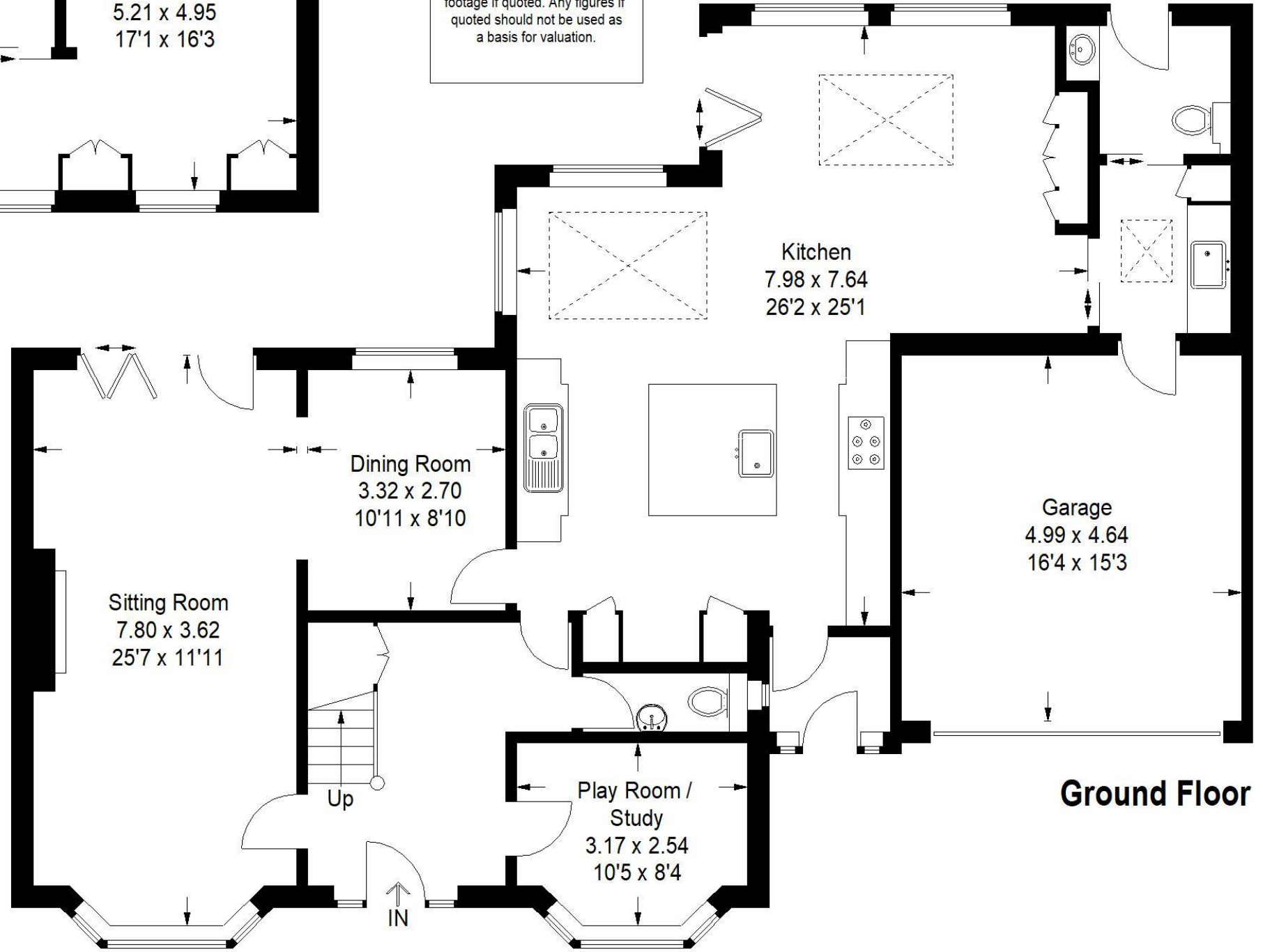
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or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



First Floor

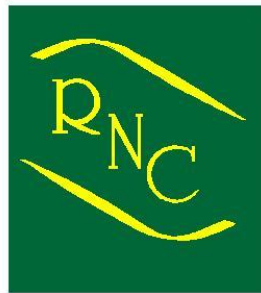
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Ground Floor

Cromwell Place

Approximate Gross Internal Area
 Ground Floor = 144.8 sq m / 1559 sq ft
 (Including Garage)
 First Floor = 96.0 sq m / 1033 sq ft
 Total = 240.8 sq m / 2592 sq ft





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