



The Orchard
Ewhurst Road, Cranleigh, GU6 7EB
Asking Price: £800,000 Freehold

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*** Detached three bedroom bungalow * Walking distance of the village centre ***

*** Conservatory overlooking garden * Large driveway and double garage ***

*** No onward chain * EPC Rating: E ***

An individually designed and built detached bungalow situated on a good sized garden plot within a short walking distance of the village centre. The property has a welcoming reception hall leading to a large double aspect sitting and dining room with conservatory off, kitchen/breakfast room, principal bedroom with dressing area and two further double bedrooms and a family bathroom with separate bath and shower. Outside, the property is approached via a shared tarmac driveway leading to a good sized private driveway and double garage, various outbuildings including boiler room, neatly maintained lawns with well stocked flower and shrub borders around. The property benefits from gas fired heating and double glazed windows although will benefit from some updating and bungalows in this close proximity to the village are rarely available therefore we would highly recommend an early visit 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: ~ Sitting/Dining Room: 24' 3" x 11' 11" (7.38m x 3.63m) ~ Conservatory: 13' 7" x 11' 0" (4.13m x 3.35m)
Kitchen/Breakfast Room: 19' 3" x 8' 6" (5.86m x 2.58m) ~ Bedroom One: 12' 2" x 11' 11" (3.70m x 3.64m) ~ Bedroom Two: 11' 11" x 11' 11" (3.64m x 3.63m)
Bedroom Three: 12' 0" x 11' 11" (3.65m x 3.64m) ~ Bathroom**

Outside: ~ Garage: 17' 4" x 15' 11" (5.28m x 4.85m) ~ Boiler Room

Services: All mains services are connected

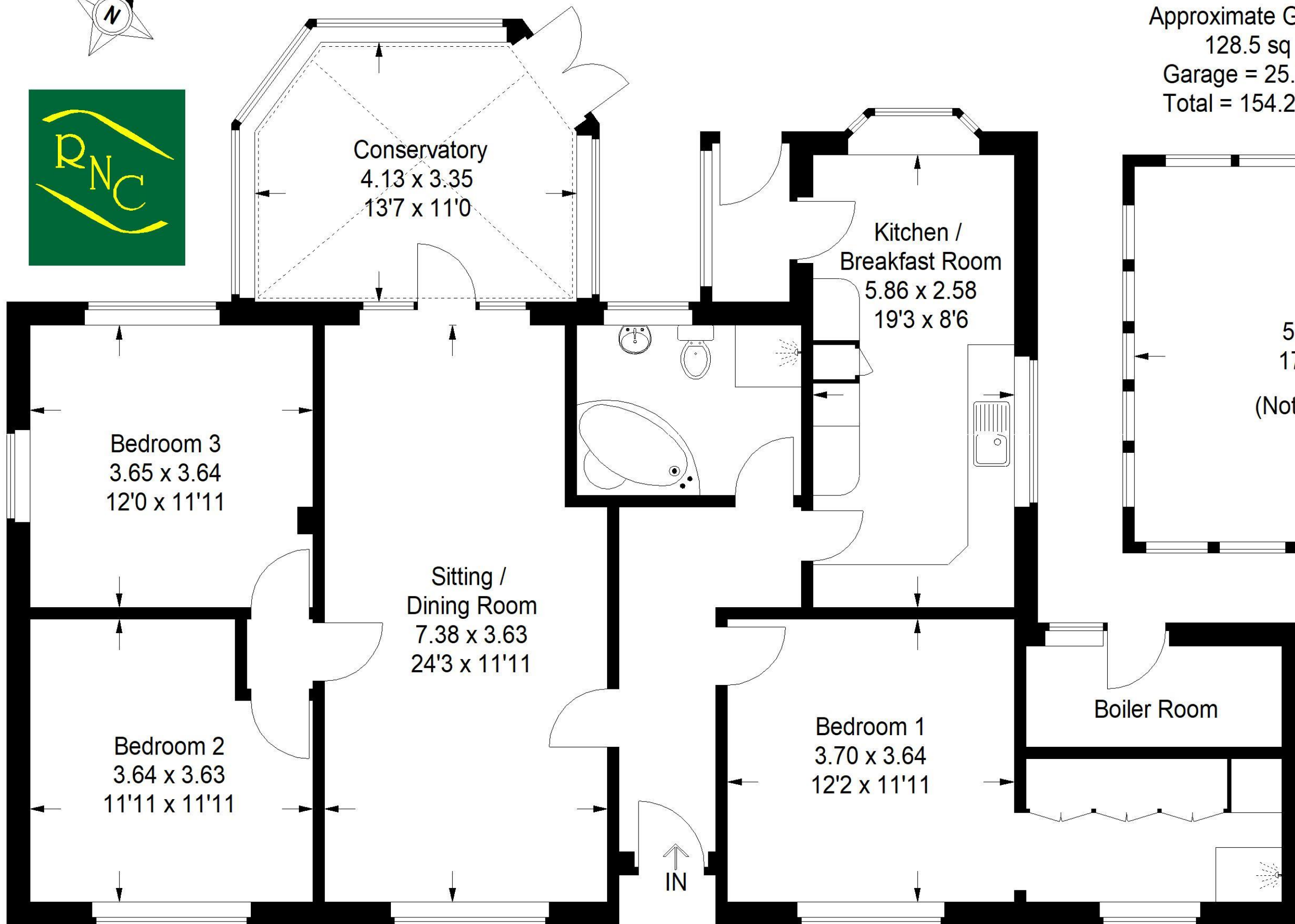
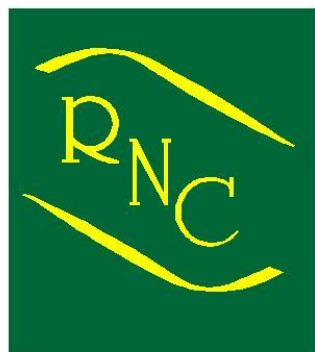
Directions:

From our office turn left into the High Street and continue to the second mini roundabout turning left into the Ewhurst Road. After a short distance the property can be found on the left hand side opposite the junction with New Park Road. Turn left up the driveway and first left into the property.

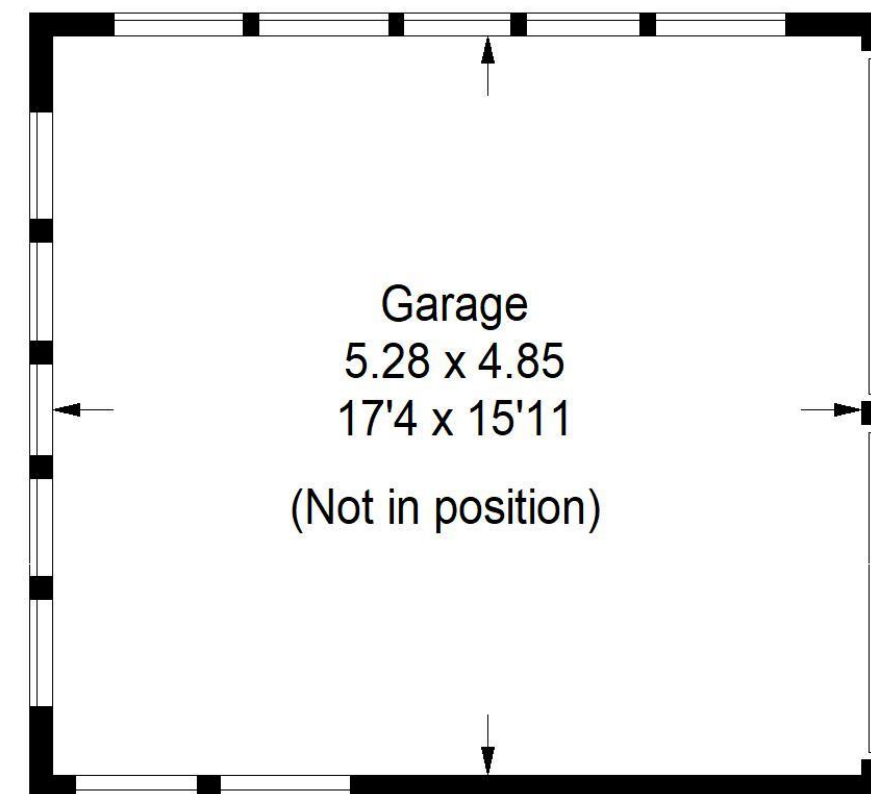
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or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

Ewhurst Road, Cranleigh



Approximate Gross Internal Area
128.5 sq m / 1383 sq ft
Garage = 25.7 sq m / 277 sq ft
Total = 154.2 sq m / 1660 sq ft



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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