



**34, The Mount, Cranleigh, GU6 7LX**  
**£590,000**

**ROGER COUPE**  
your local property experts



**\* Beautifully presented detached home \* Three bedrooms \* Extended kitchen/dining room \* Utility room \***

**\* Good size landscaped garden \* Westerly aspect \* Off road parking. \* EPC Rating: E \***

**A beautifully presented extended three bedroom detached house situated on a good size garden plot in a sought after road close to the village centre. There is a welcoming reception hall with cloakroom and utility room off, sitting room with bay window and fireplace, extended kitchen/dining room with patio doors to a beautiful, landscaped garden. Stairs rise to the first floor where there are three bedrooms and modern bathroom.**

**Outside there is off road parking for a couple of cars, side access to rear garden which is a lovely feature of the property being of good size and well stocked with flowers and shrubs all enjoying a bright westerly aspect and offering good levels of privacy. We highly recommend a 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: ~ Sitting Room: 13' 7" x 11' 5" (4.15m x 3.48m) ~ Cloakroom: ~ Utility Room: ~ Kitchen/Dining/Family Room: 22' 3" x 17' 9" (6.77m x 5.40m)**

**First Floor: ~ Bedroom One: 11' 6" x 11' 6" (3.50m x 3.50m) ~ Bedroom Two: 11' 6" x 8' 5" (3.51m x 2.56m) ~ Bedroom Three: 9' 1" x 7' 0" (2.78m x 2.13m) ~ Shower Room: ~**

#### **Directions:**

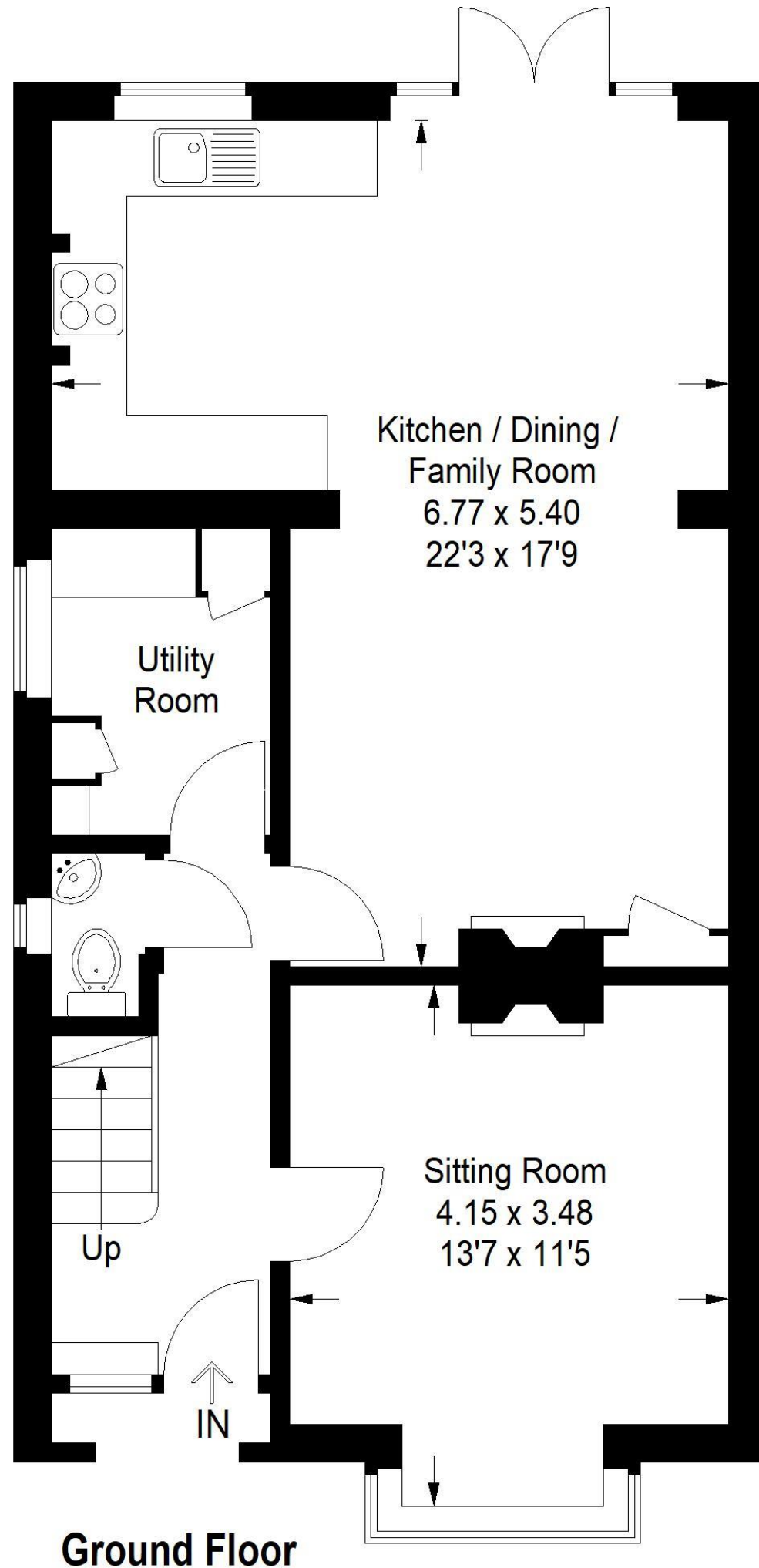
From our office turn left into the High Street and continue to the second mini roundabout carrying straight on into the Horsham Road. Take the third turning left into Mount Road and first right into The Mount and number 34 can be found on the right just before reaching The Drive.

**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.

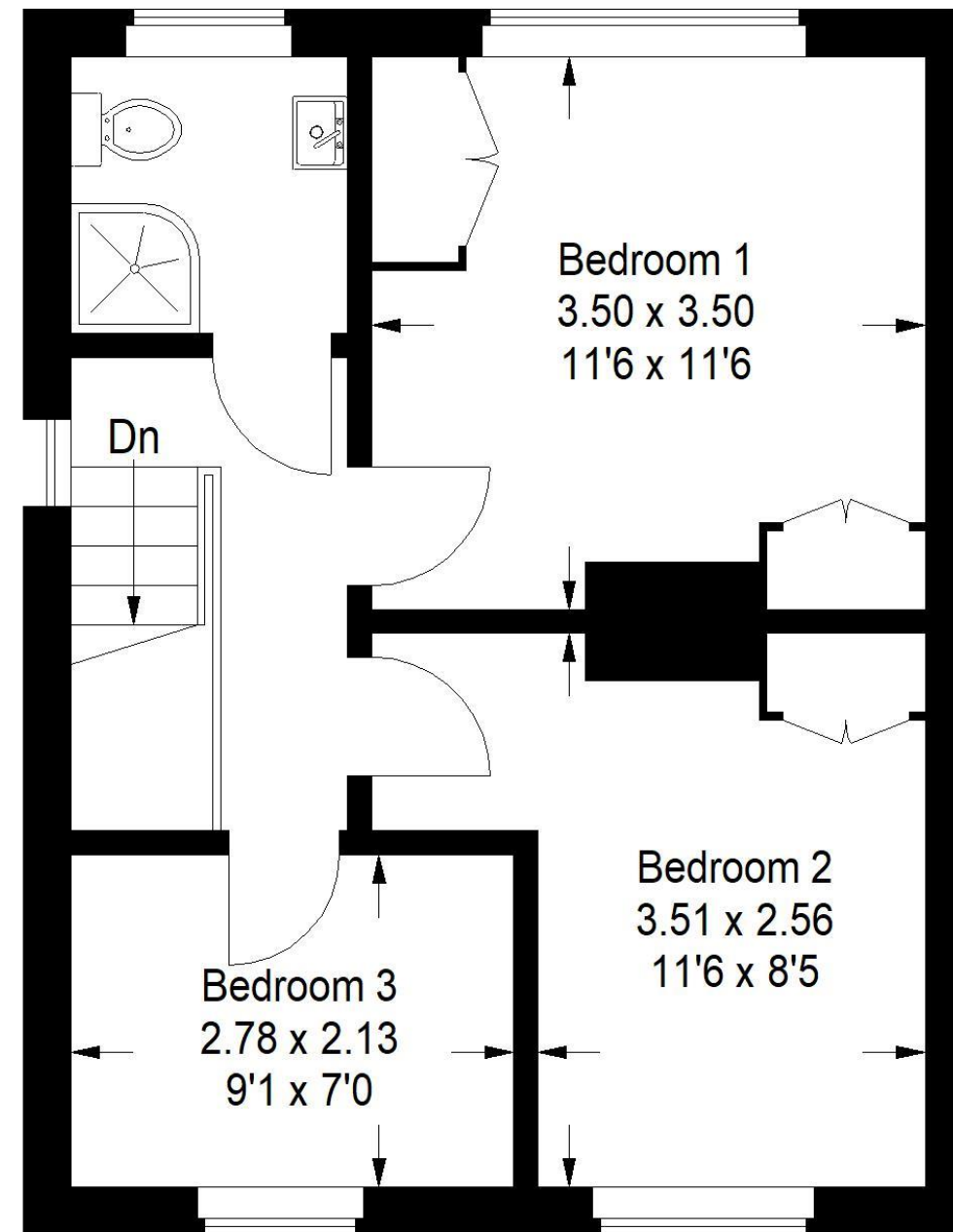
**Local Authority: [Waverley Borough Council Tax Band:](#)**

# The Mount, Cranleigh

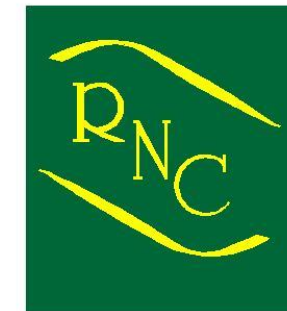
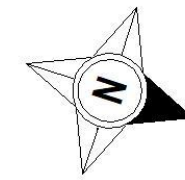
Approximate Gross Internal Area  
Ground Floor = 56.9 sq m / 612 sq ft  
First Floor = 38.6 sq m / 415 sq ft  
Total = 95.5 sq m / 1027 sq ft



Ground Floor



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.



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