



20

Mead Road, Cranleigh, GU6 7BG

Asking Price: £950,000 Freehold

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ESTATE AGENT
Est. 1991

*** No onward chain * Remodelled kitchen/breakfast room with island * Three reception rooms *
* Four double bedrooms * Refitted bath/shower room * South facing garden *
* Short level walk of village centre * Driveway parking * EPC Rating: D ***

Offered for sale with no onward chain, an extended Victorian detached family home with a generous South facing garden situated right in the heart of the sought after village centre. Arriving at the property there is parking to the front behind twin gates and an attractive brick wall. Moving inside the central hallway with cloakroom off leads to three reception rooms including; a generous extended L-shaped sitting/dining room to the rear opening onto the patio and garden. Whilst to the front of the property are two traditional shaped front rooms with large square bay windows, one featuring an ornate fireplace and the other a lovely wood burning stove. The refitted kitchen, also to the rear, is a lovely and bright room featuring roof lights and patio doors opening to the garden. The sleek modern design of the kitchen incorporates a large central island unit with seating area/breakfast bar. Continuing upstairs the property benefits from having four double bedrooms, the largest includes a selection of built in wardrobes, and the modern bathroom comprises both bath and a shower enclosure. Moving outside the property features a long South facing rear garden, with a generous wrap around patio area providing ample outdoor entertaining space. We highly recommend arranging a viewing to fully appreciate this charming, conveniently located family home.

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 ~ Cloakroom ~ Study/Family Room: 14' 5" x 11' 6" (4.40m x 3.51m) ~ Kitchen/Breakfast Room: 17' 5" x 11' 5" (5.30m x 3.48m) ~
Sitting/Dining Room: 19' 10" x 17' 3" (6.04m x 5.27m) ~ Sitting Room: 14' 6" x 11' 6" (4.42m x 3.50m)**

**First Floor: Bedroom 1: 12' 6" x 11' 6" (3.82m x 3.50m) ~ Bedroom 2: 11' 11" x 11' 6" (3.62m x 3.51m) ~ Bedroom 3: 12' 6" x 11' 6" (3.82m x 3.51m)
Bedroom 4: 10' 5" x 9' 7" (3.18m x 2.93m) ~ Family Bath & Shower room**

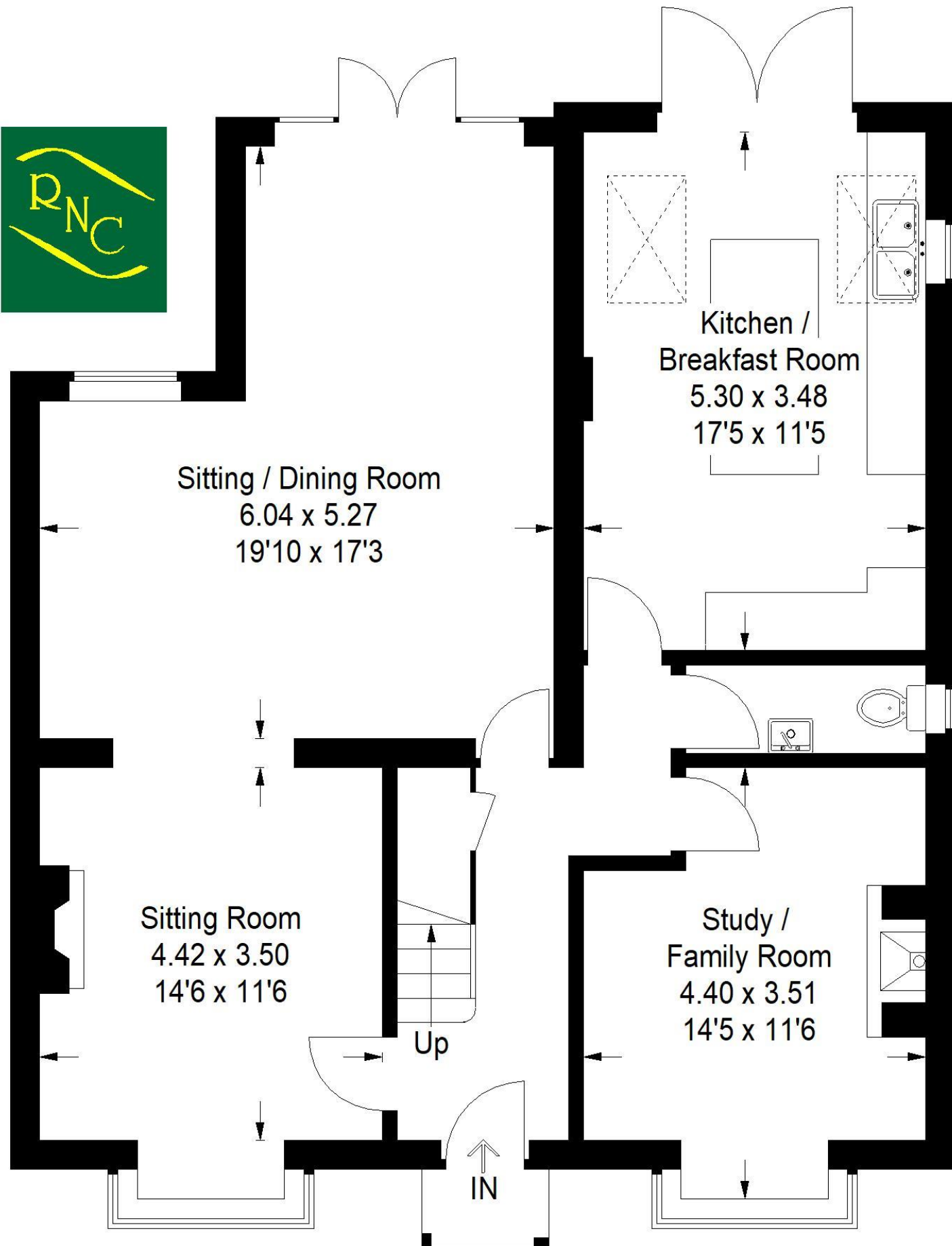
Outside: Driveway parking ~ South facing garden ~ Services: All mains services

Directions: From the High Street turn left at the Obelisk roundabout onto Ewhurst Road. Take the next turning on the right into Mead Road and no.20 will be found after a short distance on the right hand side.

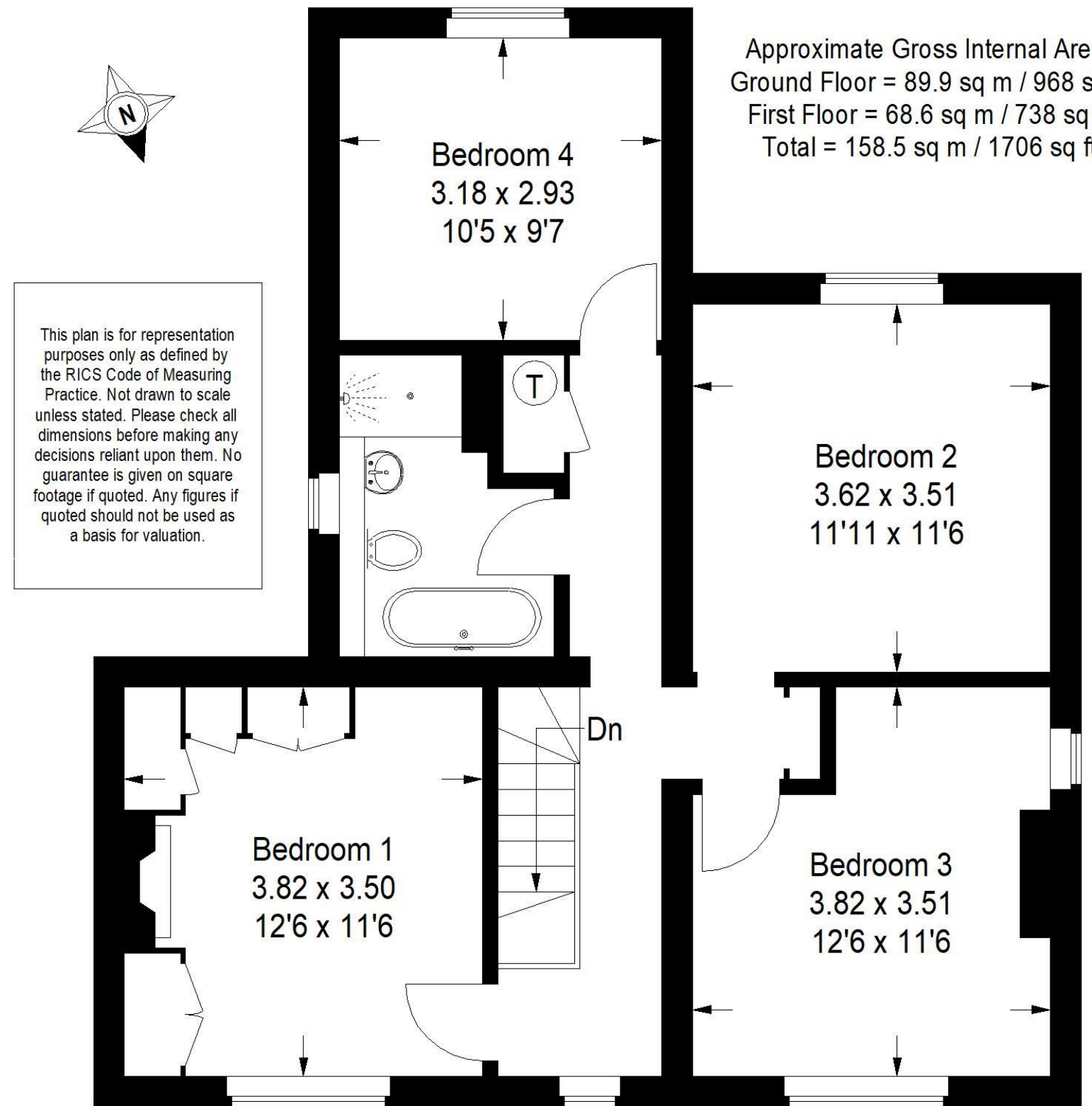
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or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

Mead Road, Cranleigh



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.

Approximate Gross Internal Area
Ground Floor = 89.9 sq m / 968 sq ft
First Floor = 68.6 sq m / 738 sq ft
Total = 158.5 sq m / 1706 sq ft



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