



**Timber Lodge**  
**The Ridgeway, Cranleigh, GU6 7HR**  
**Asking Price: £700,000 Freehold**

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**\* Detached four bedroom home \* Three reception rooms \* Two bathrooms \***  
**\* South facing garden \* Sought after location \***  
**\* No onward chain \* EPC Rating: D \***

**A detached four bedroom family home situated on a good sized garden plot in this popular residential area. The accommodation is arranged over two floors having a reception hall, ground floor cloakroom and shower room, sitting room with aspects over the garden, a good sized open plan kitchen/dining room and a study completing the ground floor. Stairs rise to the first floor landing where there are four bedrooms and a family bathroom. Outside, there is a good sized driveway leading to a single garage with lean to greenhouse/potting shed to the rear, side access to the rear garden which is a lovely feature of the property being of good size, having a paved patio stepping onto shaped lawns with well stocked flower and shrub borders around, all enjoying a southerly aspect. We highly recommend a visit to appreciate the property's lovely location and potential on offer and the property is offered for sale with no onward chain and is sold as seen.**

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/Family Room: 11' 11" x 8' 10" (3.63m x 2.69m) ~ Sitting Room: 19' 3" x 12' 8" (5.86m x 3.87m) ~ Shower Room  
Kitchen/Dining Room: 21' 7" x 17' 9" (6.58m x 5.41m)**

**First Floor: ~ Bedroom One: 12' 5" x 10' 7" (3.79m x 3.23m) ~ Bedroom Two: 9' 9" x 9' 6" (2.97m x 2.90m) ~ Bedroom Three: 12' 11" x 7' 8" (3.93m x 2.33m)  
Bedroom Four: 8' 11" x 8' 9" (2.72m x 2.66m) ~ Bathroom**

**Outside: ~ Garage: 18' 6" x 9' 5" (5.64m x 2.87m) ~ Green House/Potting Shed: 10' 0" x 9' 7" (3.05m x 2.91m)**

**Services:** All mains services connected

**Directions:**

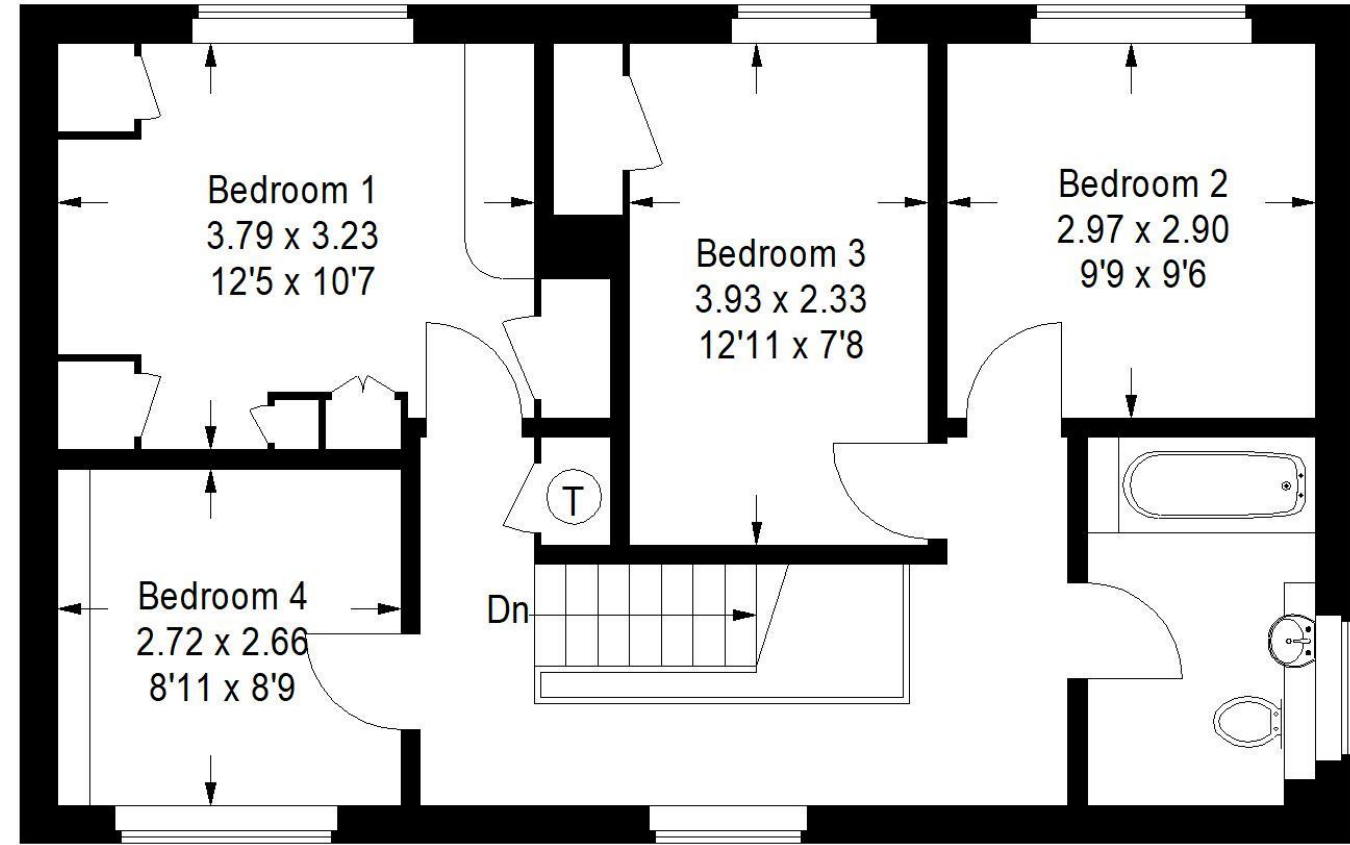
From our office turn left into the High Street, continue to the second mini roundabout turning left into the Ewhurst Road. Take the third turning right into Woodland Avenue and continue to the end of the road. Turn left into The Ridgeway and Timber Lodge can be found after a short distance on the right 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.

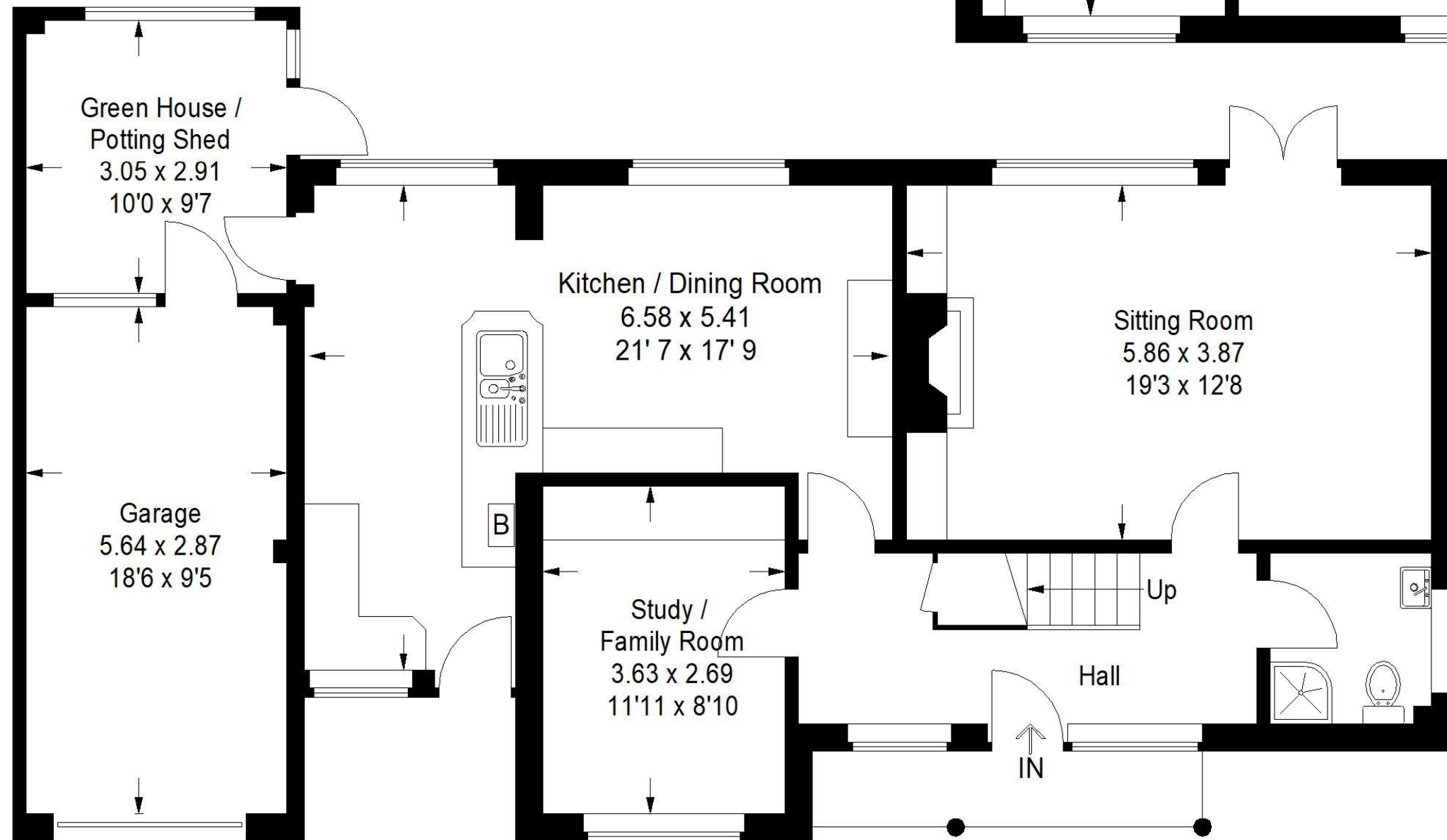
**Local Authority:** Waverley Borough Council. **Tax Band:** F

# Timber Lodge, The Ridgeway, Cranleigh

Approximate Gross Internal Area  
 Ground Floor (Including Garage) = 103.8 sq m / 1117 sq ft  
 First Floor = 59.4 sq m / 639 sq ft  
 Total = 163.2 sq m / 1756 sq ft



**First Floor**



**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.





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