



**33 Copse Edge,
Cranleigh, GU6 7DU
Asking Price: £600,000 Freehold**

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ESTATE AGENT
Est. 1991

*** Well presented two bedroom bungalow * Three reception rooms ***

*** Modern fitted kitchen and bathroom * Garage ***

*** Private garden * Quiet cul de sac * EPC Rating: D ***

A particularly well presented detached bungalow situated at the end of a small cul de sac, in an elevated position. The property has a most welcoming reception hall with cloakroom off, sitting room, dining room which then leads to a conservatory with lovely views over the garden, fitted kitchen/breakfast room, two double bedrooms and a modern fitted bathroom. The property enjoys bright and airy accommodation which is complimented by modern fixtures and fittings, gas fired heating and double glazed windows. Outside, there is a driveway providing parking leading to a single garage, side access to the rear garden which extends to the side and rear of the property which is mainly laid to lawn with flower and shrub borders around and has established boundaries providing 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 ~

**Reception Hall: ~ Cloakroom: ~ Kitchen: 13' 8" x 9' 11" (4.16m x 3.02m) ~ Dining Room: 10' 10" x 9' 11" (3.30m x 3.02m)
Conservatory: 9' 1" x 8' 10" (2.78m x 2.70m) ~ Sitting Room: 17' 8" x 14' 0" (5.39m x 4.26m) ~ Bedroom: 14' 2" x 9' 10" (4.33m x 3.00m)
Bedroom: 11' 1" x 9' 8" (3.39m x 2.94m) ~ Shower Room**

Outside: ~ Garage: 21' 1" x 8' 2" (6.43m x 2.49m)

Directions:

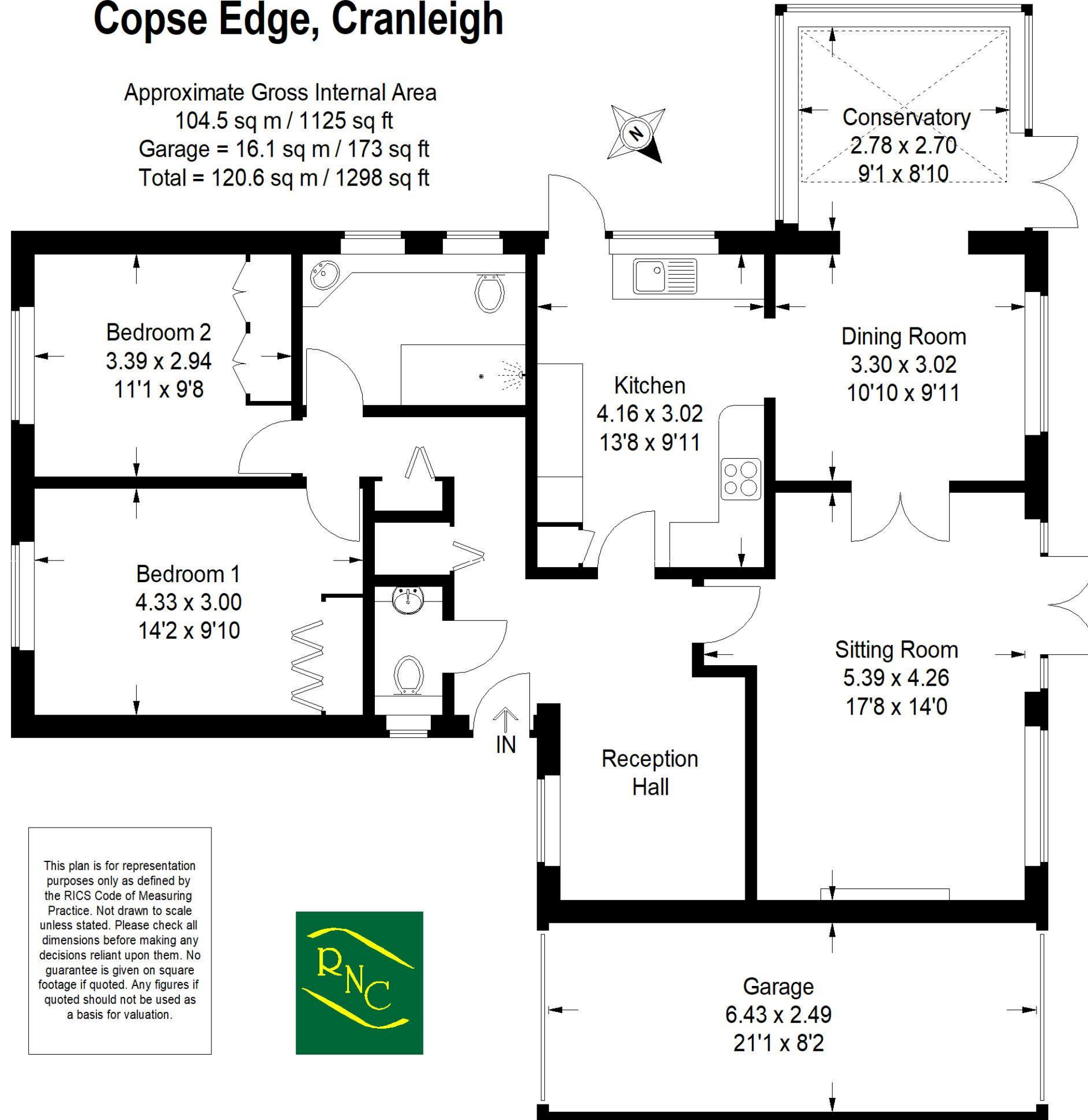
From our office turn left into the High Street and proceed to the second mini roundabout, bearing left into the Ewhurst Road. Proceed over the next mini roundabout, and take the second turning on your left into Barhatch Road. Copse Edge can be found on your left hand side and this property can be found at the top end of the cul de sac on the left 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

Copse Edge, Cranleigh

Approximate Gross Internal Area
104.5 sq m / 1125 sq ft
Garage = 16.1 sq m / 173 sq ft
Total = 120.6 sq m / 1298 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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