



Kingsway
Rowly Drive, Cranleigh, GU6 8PN
Asking Price: £800,000 Freehold

ROGER COUPE
your local property experts



*** Detached three bedroom bungalow * 0.42 acre plot * Semi-rural location ***

*** Detached double garage * Gas fired heating and double glazing ***

*** Beautiful gardens * EPC Rating: TBA ***

A three bedroom detached bungalow situated on a large garden plot of approximately 0.42 of an acre in this sought after semi rural edge of village location. The bungalow comprises of a good size sitting room, modern fitted kitchen/breakfast room, conservatory, three bedrooms, family bathroom and separate cloakroom. The property benefits from a newly installed gas fired boiler, double glazed windows. Outside, there is plenty of parking leading to a detached double garage and the gardens are a true delight being of good size, mainly laid to lawn interspersed by established flower and shrub borders. At the foot of the garden, there is a lightly wooded copse which in turn backs onto farmland. We highly recommend a visit to fully appreciate the property's location and potential.

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 ~

Entrance Hall: ~ Cloakroom: ~ Sitting Room: 21' 7" x 13' 1" (6.58m x 4.00m) ~ Kitchen/Dining Room: 23' 5" x 8' 4" (7.14m x 2.53m)
Conservatory: 15' 2" x 7' 10" (4.62m x 2.39m) ~ Bedroom One: 16' 1" x 9' 7" (4.91m x 2.93m) ~ Bedroom Two: 12' 11" x 10' 0" (3.94m x 3.05m)
Bedroom Three: 10' 11" x 9' 0" (3.33m x 2.75m) ~ Bathroom

Outside: ~ Garage: 20' 7" x 17' 5" (6.28m x 5.30m) ~ Summer House: 7' 6" x 5' 8" (2.28m x 1.72m)

Directions:

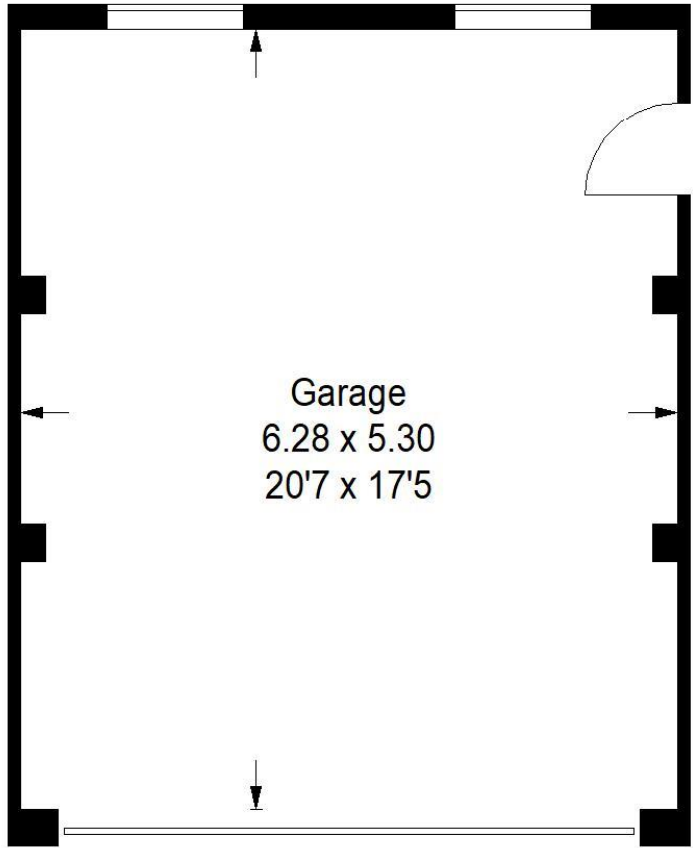
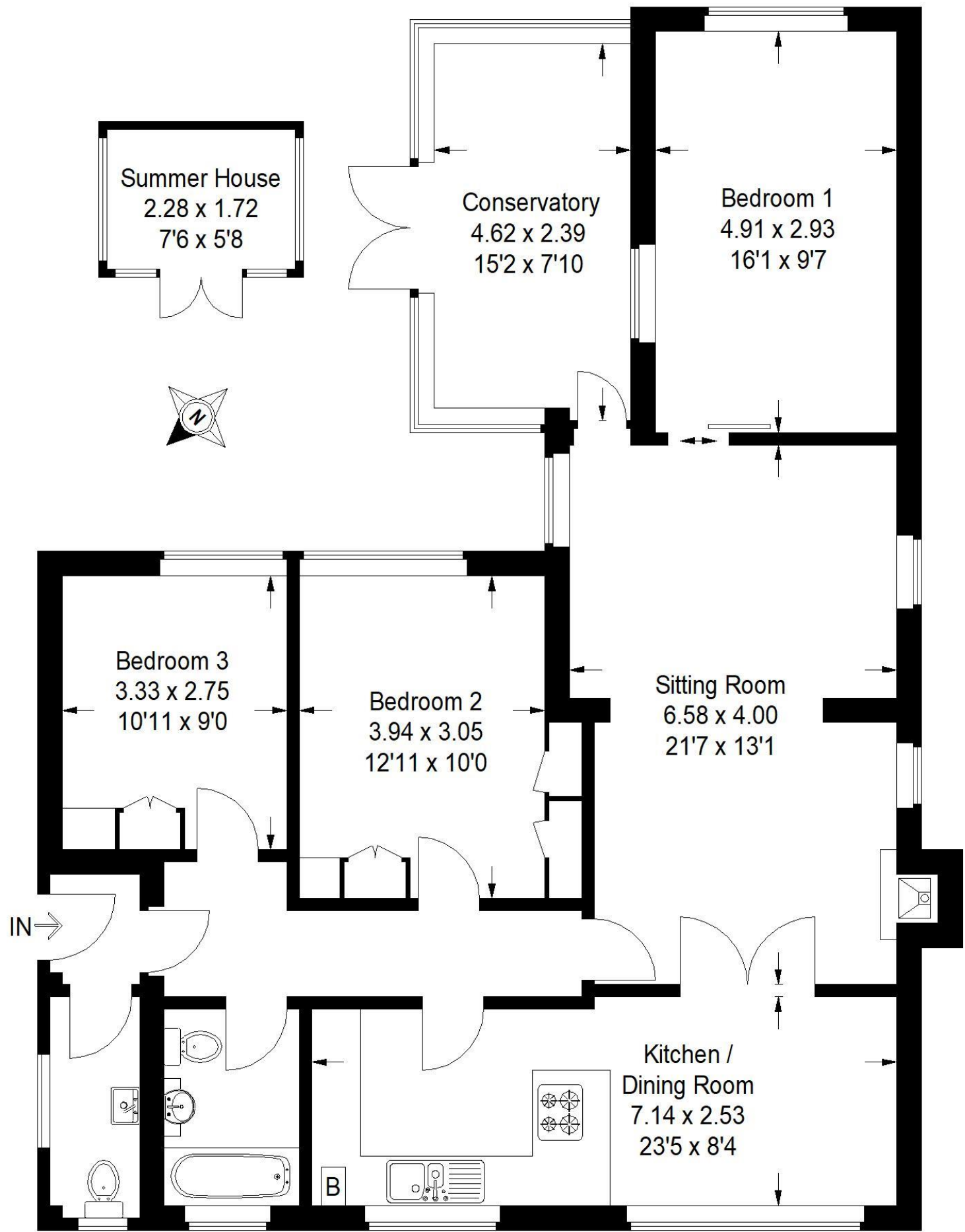
From our office turn right into the High Street continuing to the second mini roundabout carrying straight on towards Shamley Green. After approximately a mile, turn left into Rowly Drive and the property can be found towards the end on the left hand side.

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

Kingsway, Rowly Drive, Cranleigh

Approximate Gross Internal Area = 113.7 sq m / 1224 sq ft
 Garage = 33.4 sq m / 359 sq ft
 Summer House = 3.9 sq m / 42 sq ft
 Total = 151.0 sq m / 1625 sq ft



(Out buildings not in position)

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.



ROGER
COUPE





ROGER
COUPE





ROGER COUPE
your local property experts


ESTATE AGENT
Est. 1991

www.rogercoupe.com
3 Bank Buildings, High Street, Cranleigh, Surrey GU6 8BB
T: 01483 268555 e: housesales@rogercoupe.com