



Roebuck House
Guildford Road, Cranleigh

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ESTATE AGENT
Est. 1991

*** Attractive character family home * Five double bedrooms * Three bathrooms ***

*** Four reception rooms * Cellar ***

*** Self contained two bedroom annexe * Grounds of approximately 2.2 acres ***

Guildford Road, Cranleigh, GU6 8JS
Asking Price: £1,750,000- Freehold

A substantial family home of nearly 5,000 square feet situated in grounds of approximately 2.2 acres in this semi-rural edge of village location. The property is well presented balancing the period features with contemporary styling, The property has a most welcoming reception hall, hardwood flooring and wood panelling leading to an impressive dining room which is double aspect and has an attractive fireplace. There is a double aspect family room/drawing room with open fireplace with woodburning stove, impressive open plan kitchen/breakfast room with central island unit having attractive cream units under extensive granite work surfaces, two oven AGA and tiled flooring. From the kitchen, there is a living room with hardwood flooring. Off the living room is a great games room with bar and bifolding doors to the garden. A study, utility room, cloakroom and cellar complete the ground floor. Stairs rise to the first floor where there are five double bedrooms with the principal bedroom having an ensuite bathroom and separate dressing room with fitted wardrobe cupboards and drawers, guest bedroom suite with ensuite bathroom and a family bathroom. Outside, the property is approached via a private drive leading into a sweeping gravelled driveway with detached garage. The gardens predominantly extend to the side of the property, with large expanses of lawns interspersed by established specimen trees, part walled garden with attractive flower and shrub borders, a further area of garden where there is a self contained annexe with open plan kitchen/living room, two bedrooms, shower room and utility room. We highly recommend to fully appreciate this classic and spacious family home.

Situation:

A bespoke situation, Roebuck House is set on the semi rural flanks of the villages of Alfold and Cranleigh, with delightful countryside walks immediately to hand. Cranleigh Village Rugby Club is close by and the amenities of Cranleigh village itself is approximately 3 miles distance. 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:** ~ **Dining Room:** 22' 0" x 14' 11" (6.70m x 4.54m) ~ **Family Room:** 22' 8" x 15' 0" (6.92m x 4.56m) ~ **Study:** 17' 0" x 7' 11" (5.19m x 2.41m) ~ **Cloakroom:** ~ **Kitchen/Breakfast Room:** 24' 5" x 15' 9" (7.44m x 4.79m) ~ **Utility Room:** 11' 1" x 7' 9" (3.38m x 2.35m) ~ **Sitting Room:** 25' 7" x 14' 10" (7.80m x 4.53m) ~ **Games Room:** 20' 10" x 16' 3" (6.35m x 4.95m)

First Floor: ~ **Bedroom One:** 15' 9" x 15' 0" (4.81m x 4.57m) ~ **En-suite:** ~ **Dressing Room:** 16' 7" x 12' 9" (5.05m x 3.89m) ~ **Bedroom Two:** 18' 0" x 14' 2" (5.48m x 4.33m) ~ **Bedroom Three:** 18' 0" x 14' 1" (5.48m x 4.30m) ~ **Bedroom Four:** 16' 7" x 11' 7" (5.06m x 3.54m) ~ **Bedroom Five:** 16' 7" x 11' 9" (5.05m x 3.59m) ~ **Bathroom**

Annexe: ~ **Entrance Hall:** ~ **Kitchen/Living Room:** 19' 6" x 15' 0" (5.94m x 4.56m) ~ **Utility:** ~ **Bedroom One:** 14' 6" x 9' 5" (4.42m x 2.86m) ~ **Bedroom Two:** 9' 8" x 8' 11" (2.95m x 2.71m)

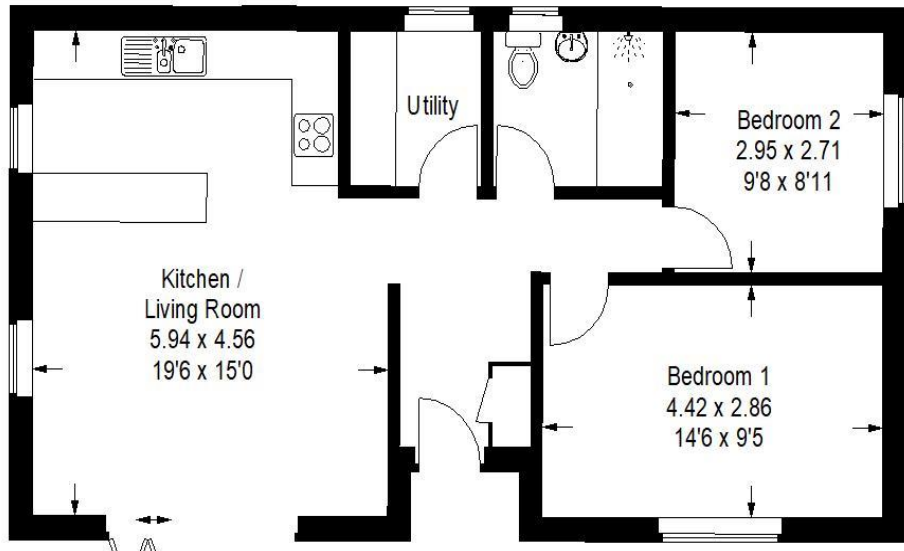
Outside: ~ **Open Courtyard:** ~ **Cellar Storage:** 17' 0" x 14' 4" (5.17m x 4.37m) ~ **Garage:** 20' 11" x 10' 10" (6.37m x 3.30m)

Directions: Heading south from Guildford on the A281, continue through the traffic lights and Roebuck House will be found after the Alfold Road but before Wildwood Lane on the left hand side.

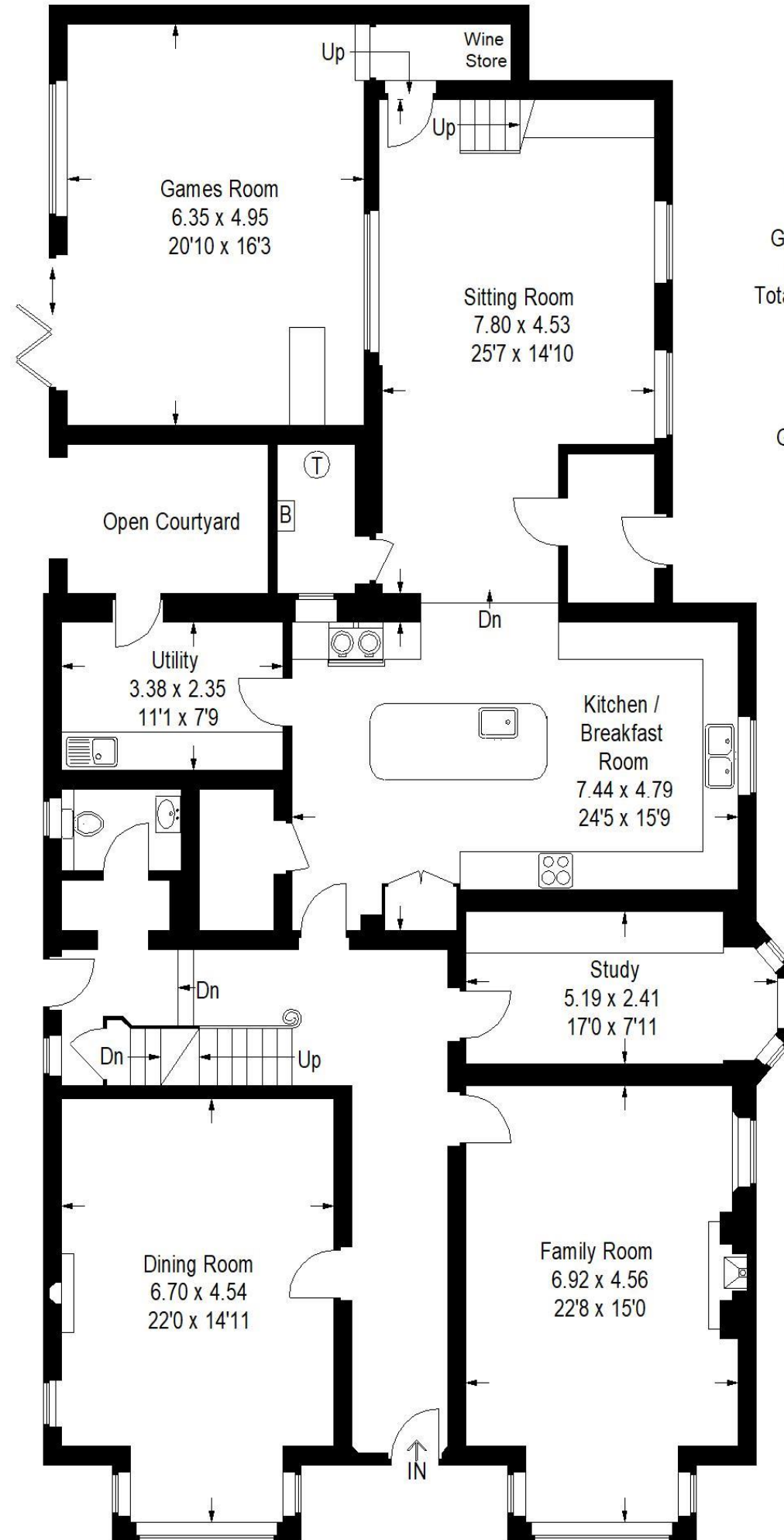
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or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

Guildford Road, Cranleigh



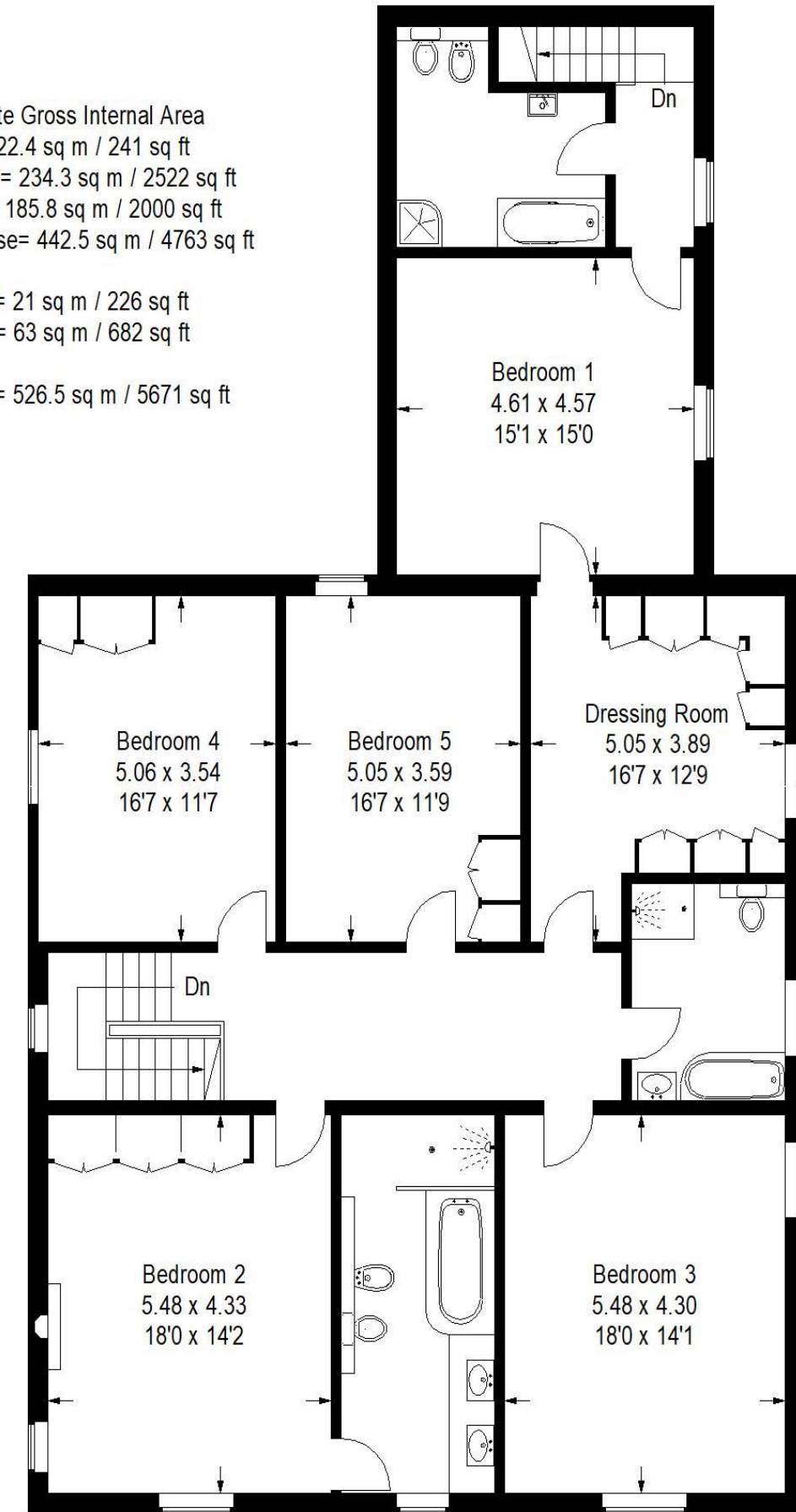
Annexe



Ground Floor

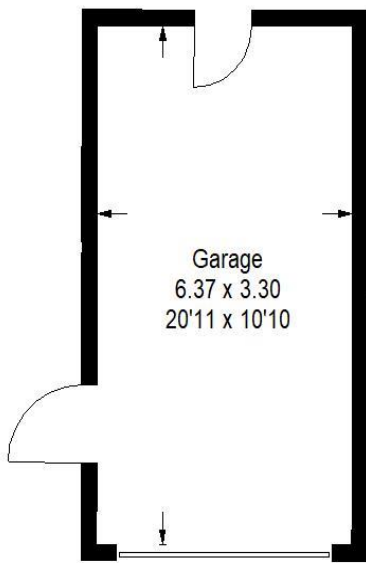
Approximate Gross Internal Area
 Cellar = 22.4 sq m / 241 sq ft
 Ground Floor = 234.3 sq m / 2522 sq ft
 First Floor = 185.8 sq m / 2000 sq ft
 Total Main House = 442.5 sq m / 4763 sq ft

Garage = 21 sq m / 226 sq ft
 Annexe = 63 sq m / 682 sq ft
 Grand Total = 526.5 sq m / 5671 sq ft

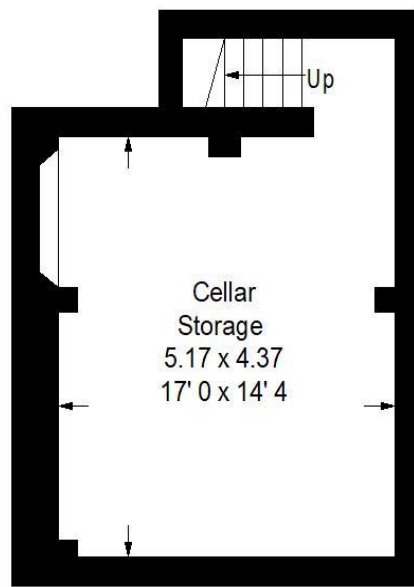


First Floor

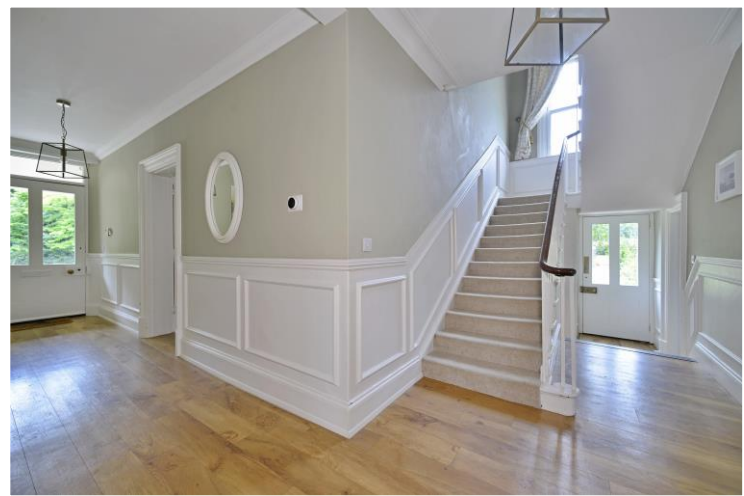
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



(Out Buildings Not in Position)



Cellar







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