



**22 Grange Park,  
Cranleigh, GU6 7HY  
Asking Price: £612,500 Freehold**

**ROGER COUPE**  
your local property experts

  
ESTATE AGENT  
Est. 1991



**\* Secluded corner plot \* No onward chain \* Detached bungalow \***  
**\* Three Bedrooms \* Spacious living / dining room \* Conservatory \***  
**\* Mature garden with greenhouse \* Garage and driveway \* EPC Rating: D \***

**Offered for sale with no onward chain. A spacious bungalow with conservatory enjoying a corner plot in this sought after cul-de-sac location. Arriving at the property there is parking to the front and an attached garage. Moving inside, the entrance hall with utility room adjoining leads to a spacious double aspect sitting/dining room with kitchen alongside. Continuing through, there are two good sized double bedrooms, a third bedroom which has been used as a study and leads to the conservatory overlooking the front and rear garden. A shower room completes the accommodation. The gardens are a lovely feature of the property, being a wide corner plot. We highly recommend a viewing.**

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: ~ Utility: ~ Sitting/Dining Room: 22' 0" x 14' 5" (6.70m x 4.40m) ~ Kitchen: 12' 4" x 8' 0" (3.75m x 2.43m)**  
**Study/Bedroom Three: 9' 11" x 8' 10" (3.01m x 2.68m) ~ Conservatory: 11' 8" x 11' 6" (3.55m x 3.50m) ~ Bedroom One: 12' 11" x 11' 4" (3.94m x 3.46m)**  
**Bedroom Two: 13' 0" x 10' 0" (3.96m x 3.04m) ~ Shower Room**

**Outside: ~ Garage: 18' 5" x 9' 1" (5.61m x 2.76m)**

#### **Directions:**

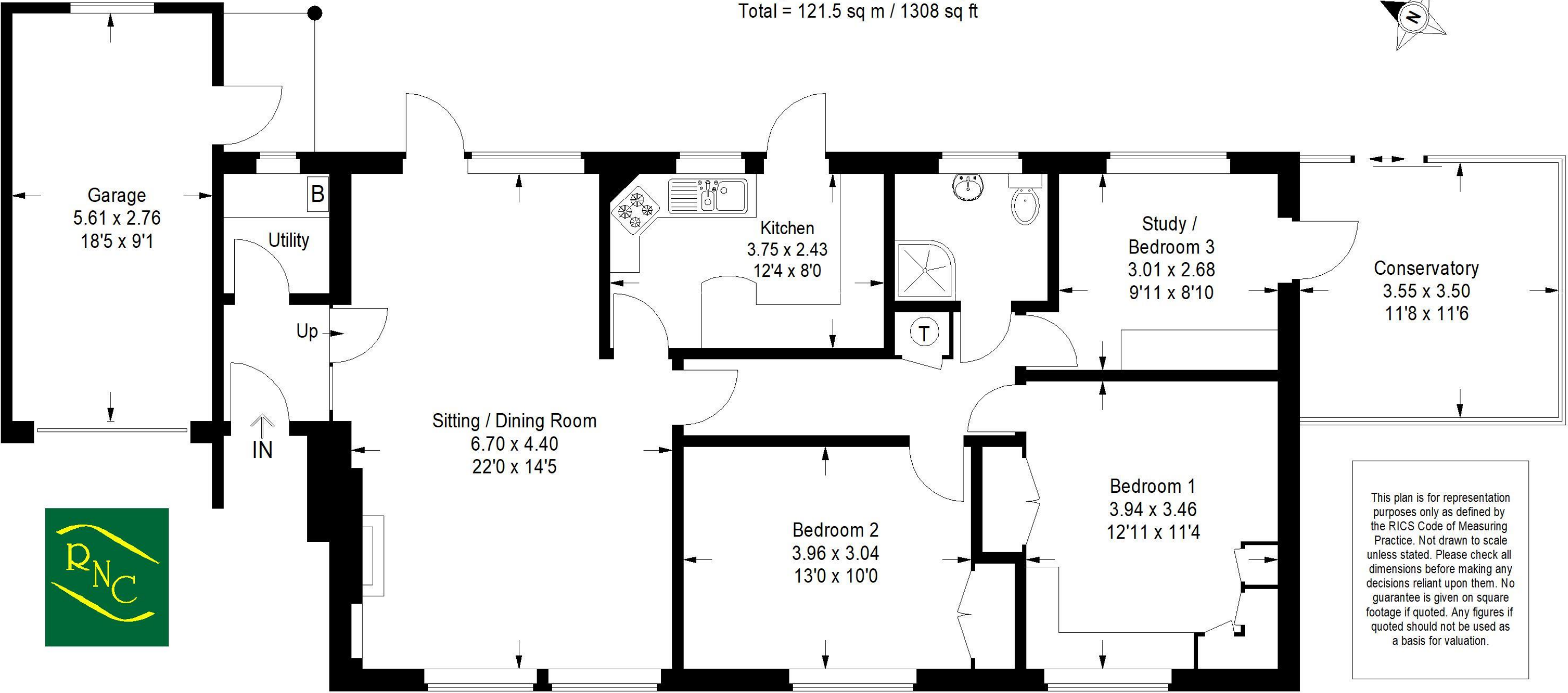
From our office turn left into the High Street and continue to the second mini roundabout turning left into the Ewhurst Road. Take the third turning right into Woodland Avenue and continue towards the end and turn left into Grange Park, number 22 can be found at the top of the road on the right.

**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:** E

# Grange Park, Cranleigh

Approximate Gross Internal Area = 106.1 sq m / 1142 sq ft  
Garage = 15.4 sq m / 166 sq ft  
Total = 121.5 sq m / 1308 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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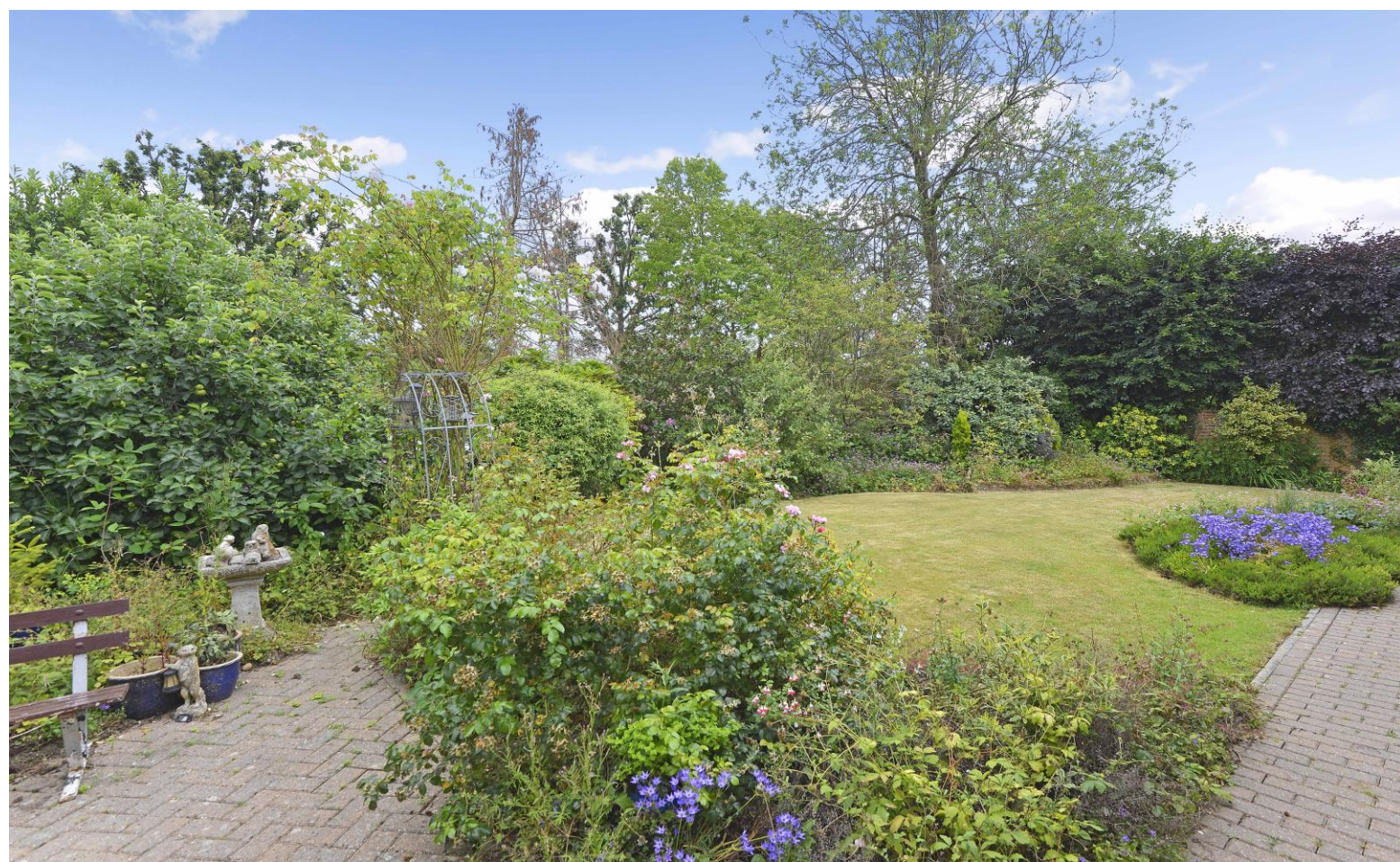




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