



**2 Pitch Close,
Cranleigh, GU6 8GL
Asking Price: £795,000 Freehold**

ROGER COUPE
your local property experts



*** Beautifully presented three bedroom semi-detached home * Highly sought after location ***

*** Bright and airy accommodation * Three bathrooms ***

*** Garage * West facing garden * EPC Rating: B ***

A superbly presented three bedroom semi-detached home situated on the highly sought after phase one of the Berkeley Homes Leighwood Fields development.

The property is located within a short level walk of the village centre and offers bright and airy accommodation arranged over three floors having a most welcoming reception hall with storage cupboards, cloakroom, beautifully fitted kitchen/breakfast room with quality appliances and a comprehensive range of cupboards and drawers. From the hallway, the accommodation extends into a superb living room, which is bathed in light enjoying a westerly rear aspect with patio doors to the garden. Stairs rise to the first floor where there is a principal bedroom suite which is beautifully appointed with a comprehensive range of quality fitted wardrobe cupboards and an ensuite shower room and fitted wardrobe cupboards. A second bedroom with fitted wardrobe cupboards and a family bathroom. Stairs rise to the top floor where there is a large bedroom suite running the full length of the property and enjoys the benefit of an ensuite shower room. Outside, the property is approached via a brick pavia driveway flanked by open plan landscaped gardens leading to a single garage. Side access to the rear garden where there is a paved patio leading onto lawn with flower and shrub borders around and specimen trees all enjoying a westerly rear aspect. We highly recommend an early visit to avoid disappointment as properties in this particular location are rarely available.

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 Handyman's 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: ~ Cloakroom: ~ Kitchen/Breakfast Room: 18' 10" x 9' 2" (5.75m x 2.80m) ~
Sitting/Dining Room: 20' 11" x 16' 7" (6.38m x 5.05m)**

First Floor: ~ Bedroom Two: 17' 1" x 9' 11" (5.20m x 3.03m) ~ En-suite: ~ Bedroom Three: 11' 9" x 9' 2" (3.59m x 2.80m) ~ Bathroom

Second Floor: ~ Bedroom One: 23' 9" x 16' 7" (7.25m x 5.05m) ~ En-suite

Outside: ~ Garage: 20' 0" x 10' 2" (6.09m x 3.09m)

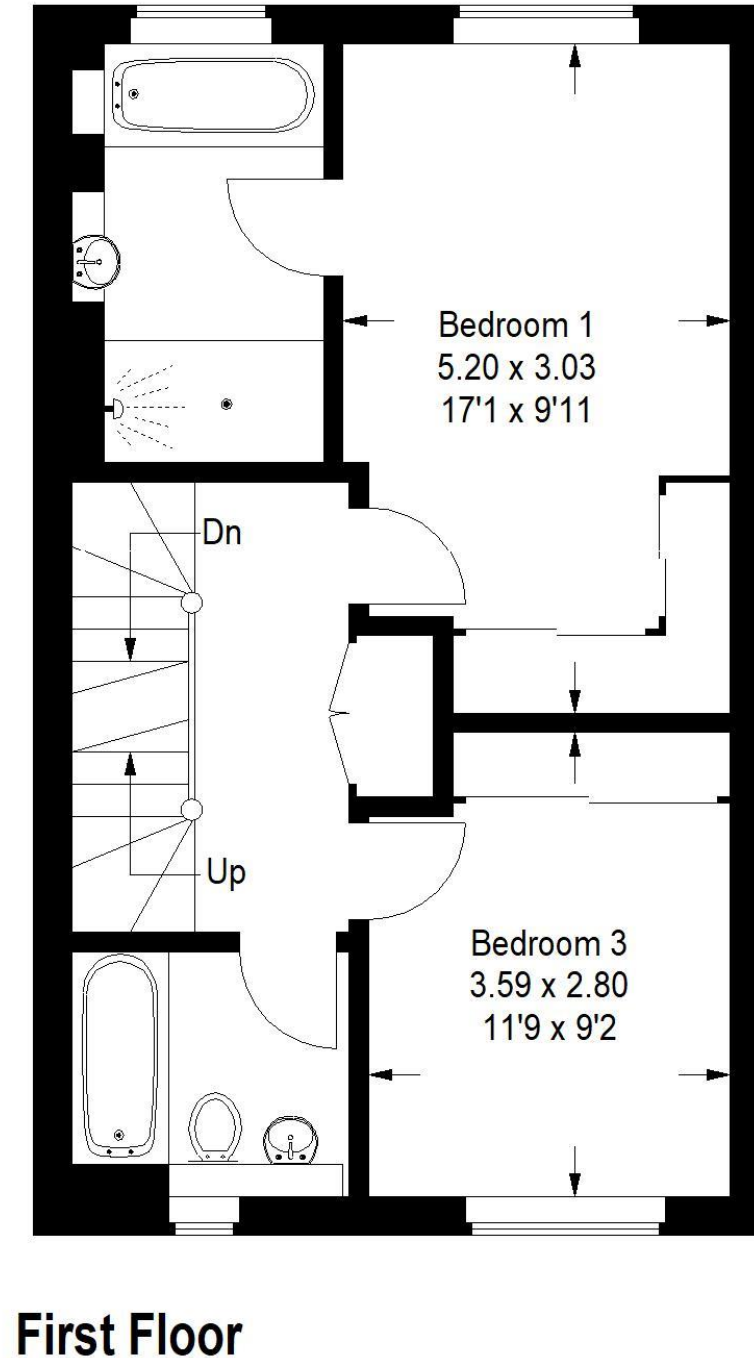
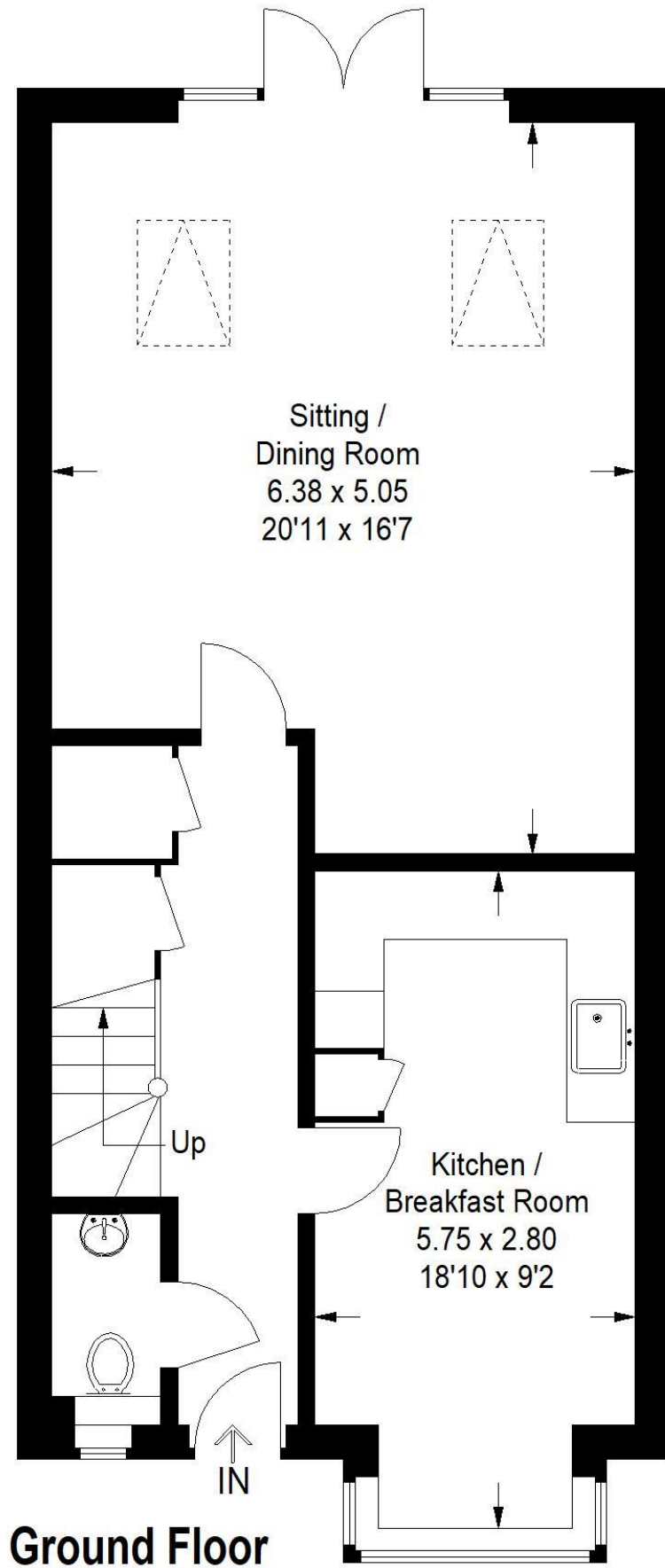
Directions:

From our office turn left into the High Street and immediately right into Knowle Lane taking the second turning right into Newlands and first left into Pitch Close and the property can be found immediately on the right hand side.

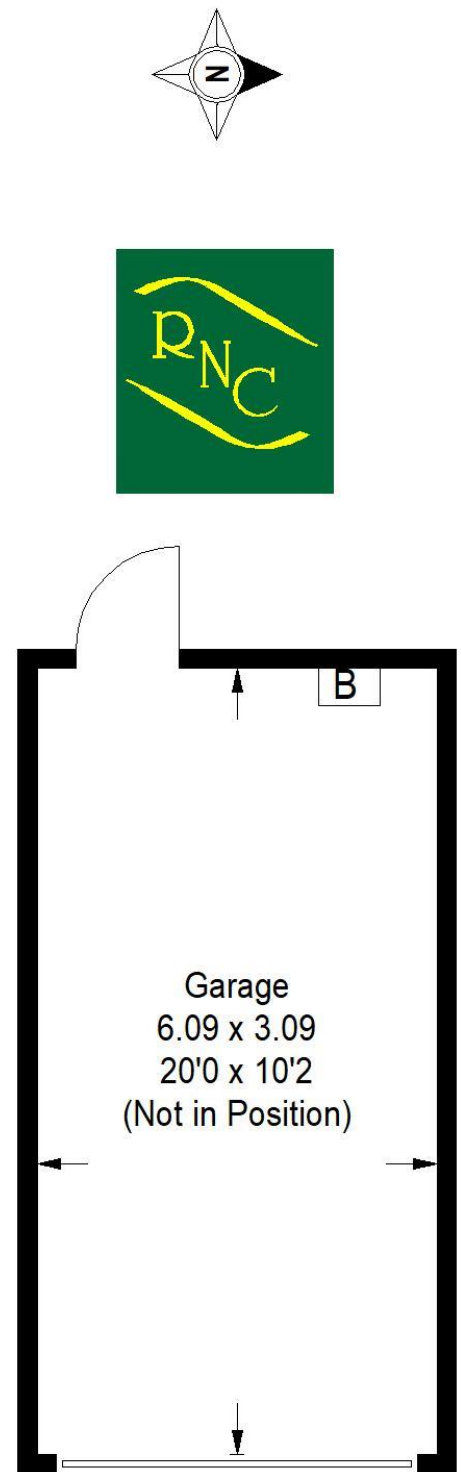
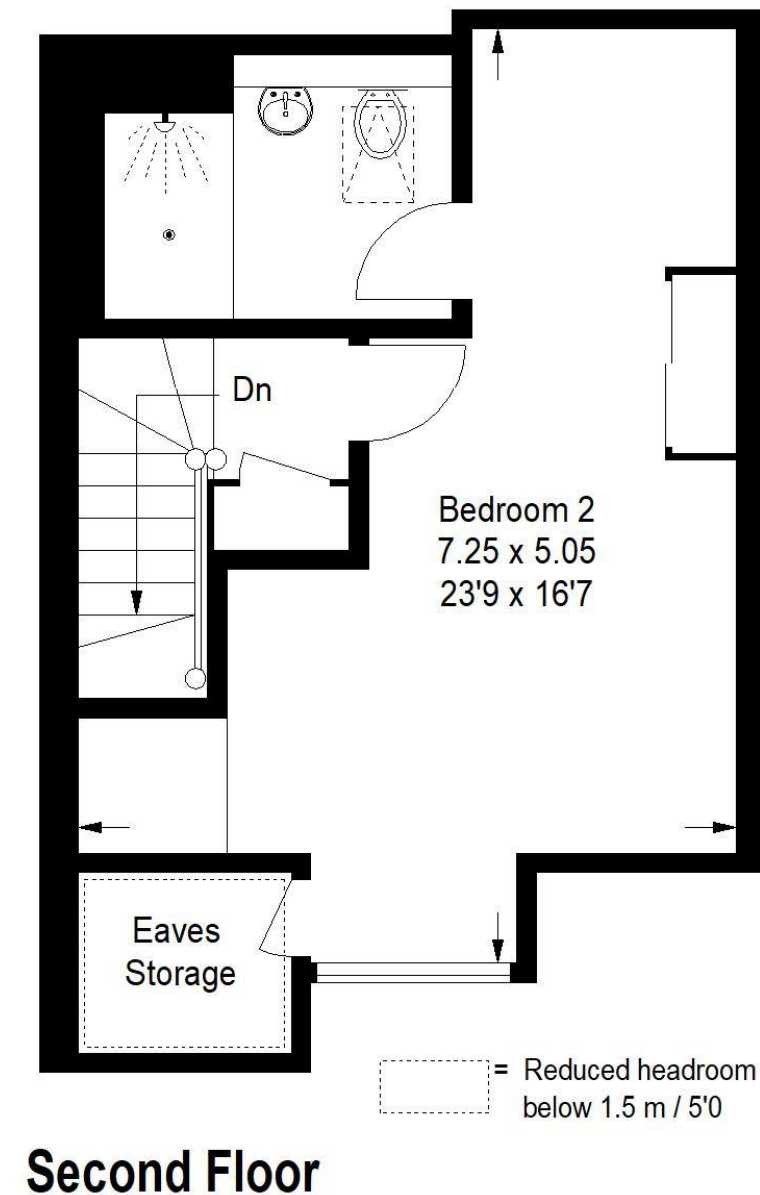
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or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

Pitch Close, Cranleigh



Approximate Gross Internal Area
 Ground Floor = 60.4 sq m / 650 sq ft
 First Floor = 45.6 sq m / 491 sq ft
 Second Floor (Excluding Eaves Storage) = 33.4 sq m / 359 sq ft
 Garage = 18.9 sq m / 203 sq ft
 Total = 158.3 sq m / 1703 sq ft



= Reduced headroom below 1.5 m / 5'0

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