



16 Lorimer Avenue,
Cranleigh, GU6 8WQ
Asking Price: £700,000 Freehold

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ESTATE AGENT
Est. 1991

*** Beautifully presented Berkeley Homes House * Three Bedrooms * Two Bathrooms *
* Double aspect Living Room * Double aspect Kitchen/Dining Room *
* Solar panels plus Gas fired heating * South facing garden * Garage * EPC Rating: A ***

A beautifully presented nearly new three bedroom semi-detached home built by Berkeley Homes in 2021 on the prestigious Leighwood Fields development. The property has accommodation arranged over two floors, having a welcoming reception hall, cloakroom, double aspect sitting room with patio doors to garden and double aspect fitted kitchen/dining room fitted with a comprehensive range of units under stone work surfaces with quality integrated appliances. Stairs rise to the first floor, where there is a delightful full height picture window that bathes the property in sunlight given its southerly rear aspect. On the first floor, there are three double bedrooms, all with fitted wardrobe cupboards with the principal bedroom having an en-suite bathroom and a family bathroom completes the first floor. The property enjoys good amounts of storage and benefits from an A rating EPC with gas fired heating and solar panels. Outside, there is plenty of off road parking leading to a detached single garage, which is currently partitioned providing a garden store area and home office/gym area. The garden has a paved patio, lawns with flower and shrub borders around and all enjoys a bright and sunny southerly aspect. We highly recommend a visit to fully appreciate the accommodation on offer.

The property is situated within close proximity to local amenities and enjoys access to the village centre either through the country park or along the Downs Link footpath into the village centre. 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: ~ Sitting Room: 21' 4" x 11' 7" (6.51m x 3.53m) ~ Cloakroom: ~ Utility
Kitchen/Dining Room: 26' 1" x 10' 7" (7.96m x 3.22m)

First Floor: ~ Bedroom One: 11' 11" x 11' 10" (3.62m x 3.61m) ~ En-suite: ~ Bedroom Two: 10' 9" x 9' 0" (3.28m x 2.75m) ~ Bedroom Three: 10' 9" x 9' 1" (3.28m x 2.76m) ~ Bathroom

Outside: ~ Home Office/Gym 13' 3" x 9' 3" (4.03m x 2.83m) ~ Store

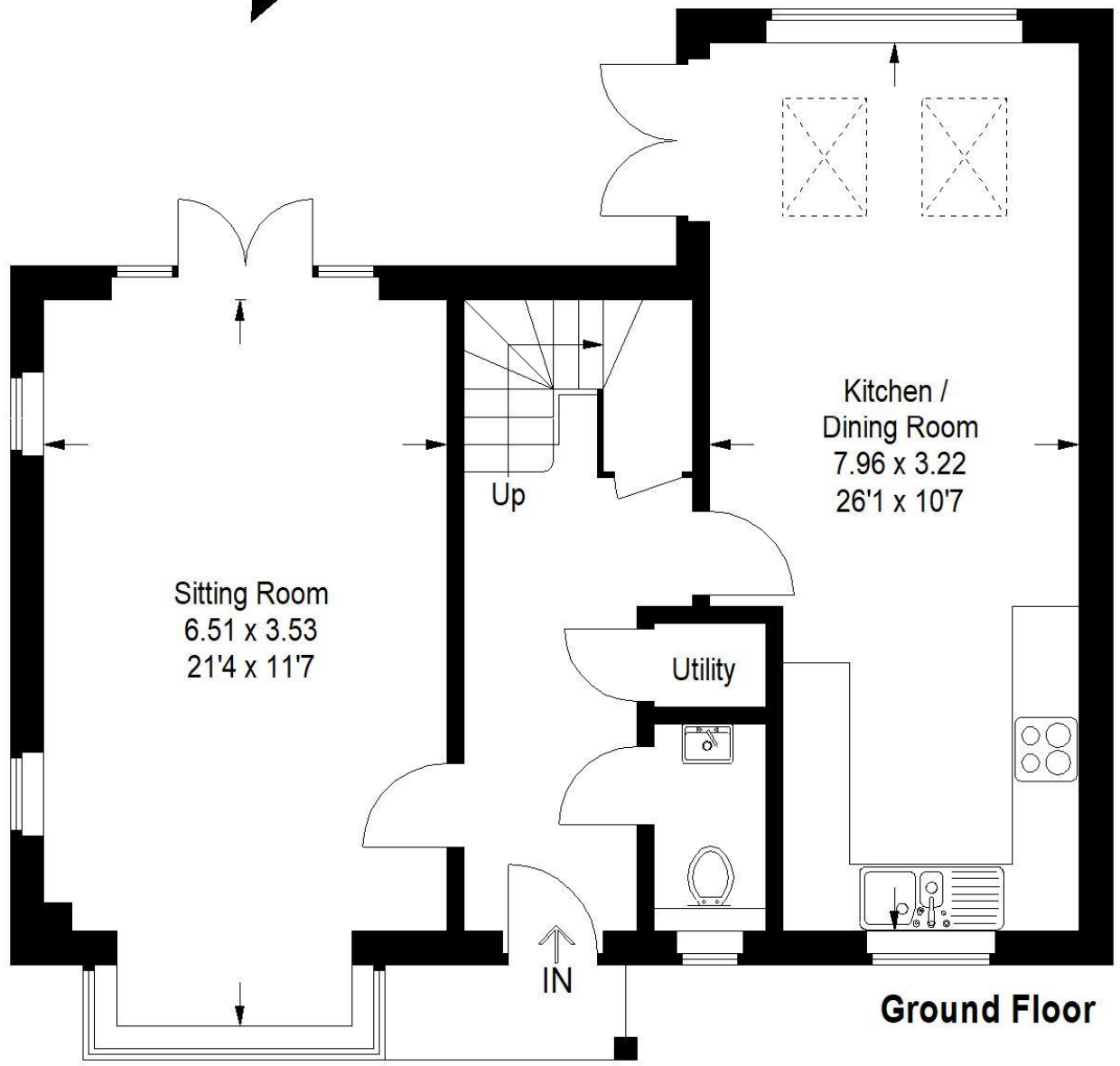
Directions:

From our offices turn right into the High Street and continue to the third mini roundabout, turning left into the Elmbridge Road. Continue over the bridge and take a left turn into the Alfold Road, carry on and turn left into Lorimer Avenue and the property can be found after a short distance on the right.

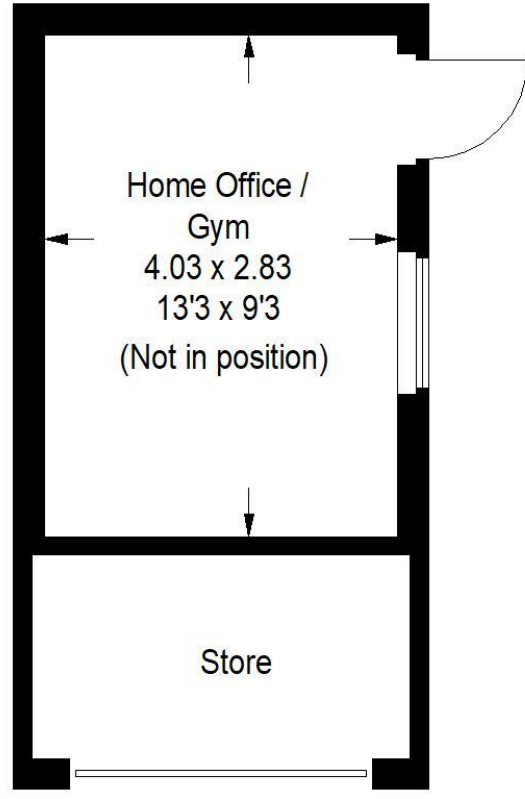
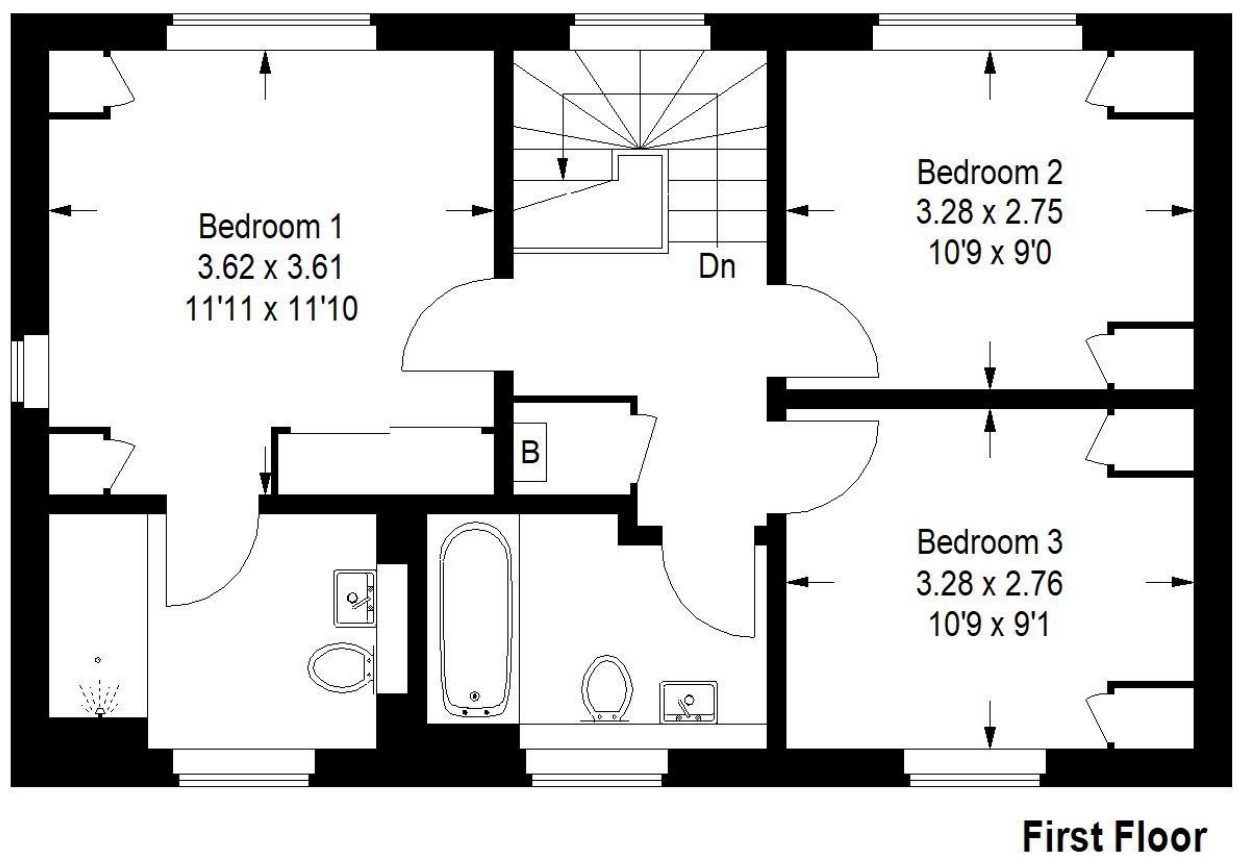
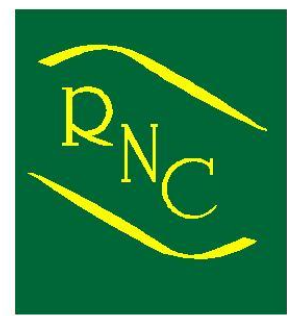
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or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

Lorimer Avenue



Approximate Gross Internal Area
 Ground Floor = 62.6 sq m / 674 sq ft
 First Floor = 52.3 sq m / 563 sq ft
 Study / Family Room / Store = 17.1 sq m / 184 sq ft
 Total = 132 sq m / 1421 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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