



3 Vine Cottages
Alfold Road, Cranleigh, GU6 8NB
Asking Price: £485,000 Freehold

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*** Extended Semi Detached Home * Three Double Bedrooms * Large Kitchen/Breakfast Room * Two bathrooms *
Extensive Gardens * Timber outbuilding * Un-allocated parking. * EPC Rating: C ***

A well presented and extended three bedroom semi detached house situated on a large garden plot within 0.5 of a mile of the village centre. The accommodation is arranged over two floors with a sitting room and dining area, opening into an extended kitchen/breakfast room with lantern roof and doors opening onto the garden. A bathroom completes the ground floor. Stairs rise to the first floor where there are three double bedrooms and a separate WC. Outside there is a large garden with extensive areas of lawns and a detached insulated timber outbuilding with power and light, that could be used as a home office/gym or children's den. There is un-allocated parking to the front. The property benefits from gas fired heating and double glazed windows and highly recommend a viewing to fully appreciate the accommodation on offer.

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: ~ Bathroom: ~ Family Room: 11' 11" x 9' 5" (3.63m x 2.86m) ~ Sitting Room: 12' 6" x 11' 11" (3.80m x 3.63m) ~
Kitchen/Dining Room: 18' 8" x 14' 5" (5.70m x 4.40m) ~ First Floor: ~ Bedroom One: 15' 0" x 9' 10" (4.56m x 3.00m) ~ Bedroom Two: 12' 1" x 9' 11" (3.68m x
3.01m) ~ Bedroom Three: 16' 7" x 7' 9" (5.06m x 2.35m) ~ Cloakroom: ~ Outside: ~ Studio/Home Office: 14' 5" x 6' 10" (4.40m x 2.09m) ~
Shed: 9' 8" x 9' 8" (2.94m x 2.94m) ~**

Directions:

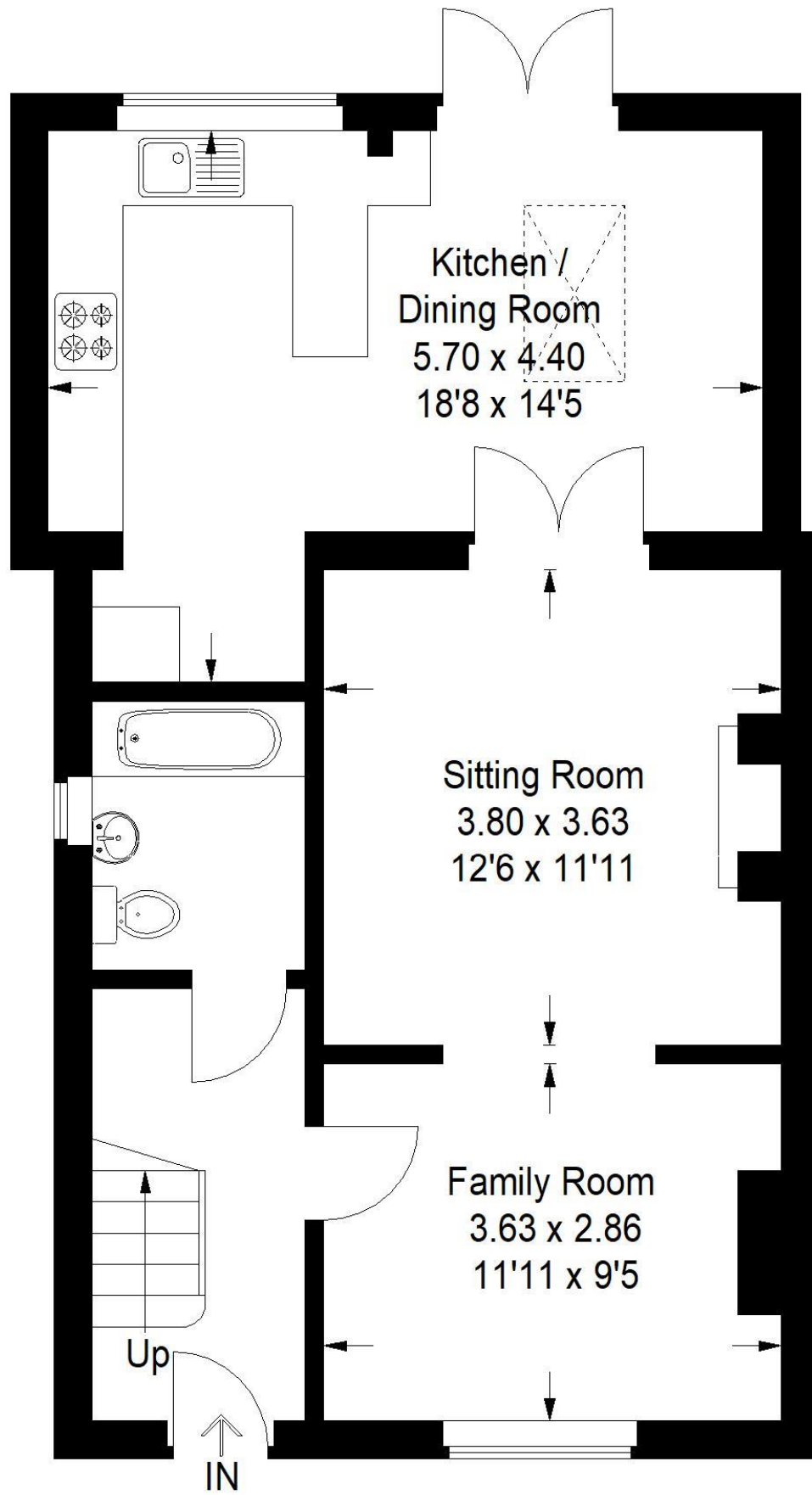
From our office turn right into the High Street and continue to the third mini roundabout turning left into the Elmbridge Road. Continue over the bridge and turn left into the Alfold Road by the One Stop convenience store and then first left into Vine Cottages and the property can be found ahead.

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.

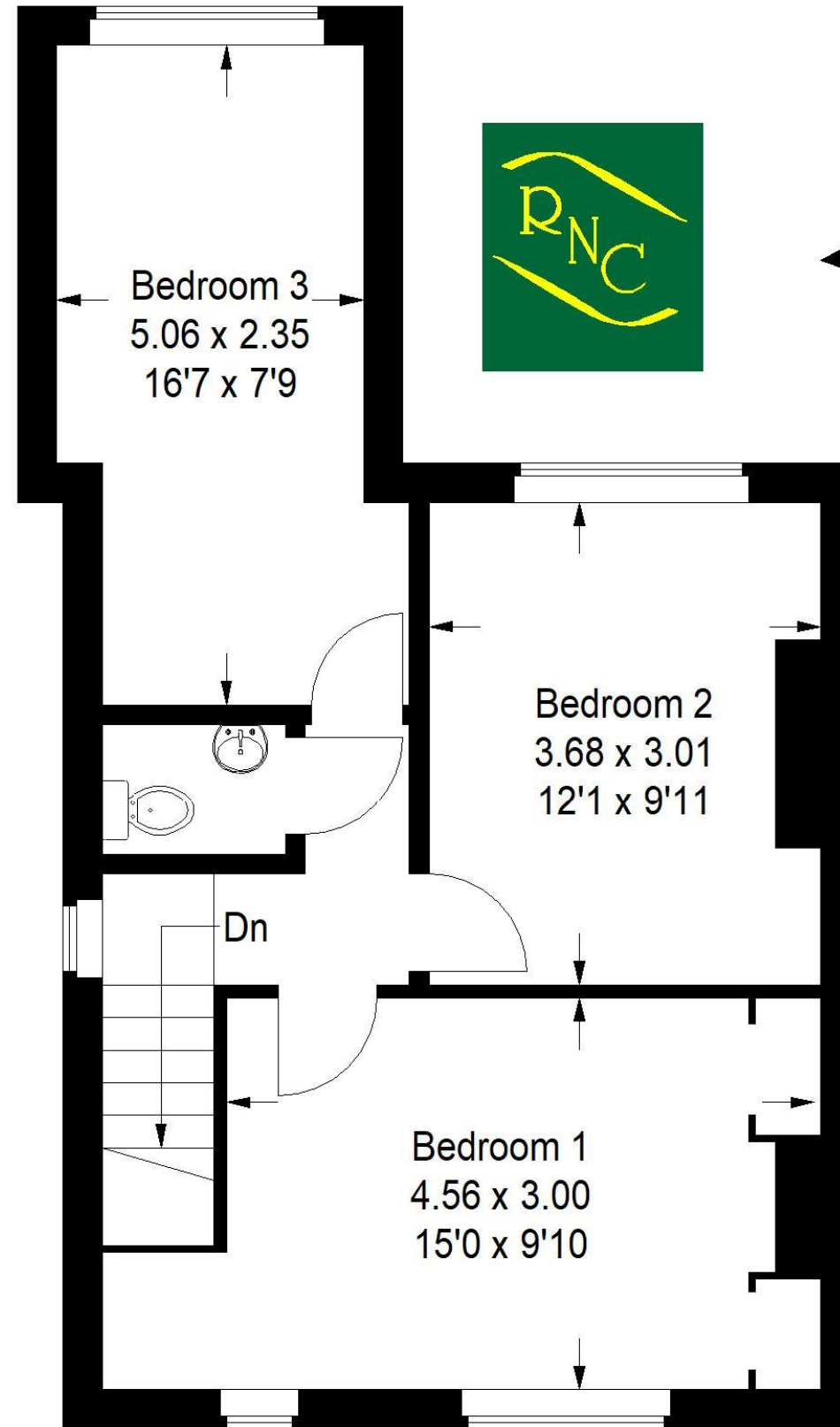
Local Authority: Waverley Borough Council. Tax Band: D

Alfold Road, Cranleigh

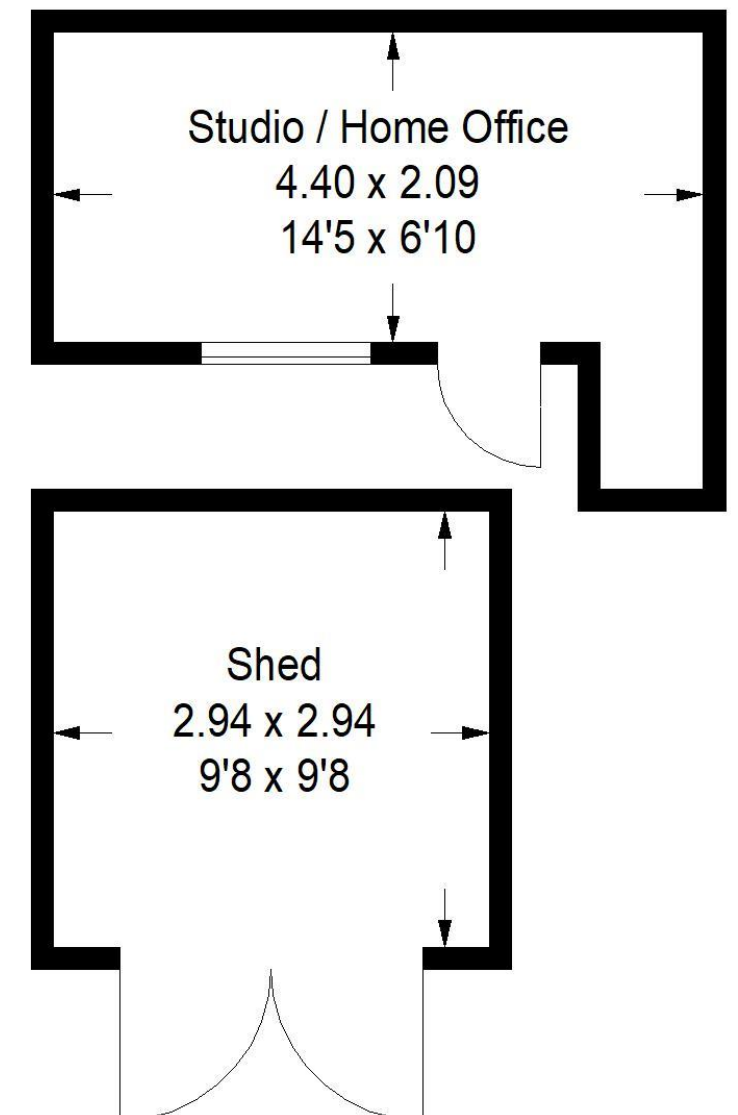
Approximate Gross Internal Area
 Ground Floor = 57.7 sq m / 621 sq ft
 First Floor = 45.5 sq m / 490 sq ft
 Outbuildings = 18.6 sq m / 200 sq ft
 Total = 121.8 sq m / 1311 sq ft



Ground Floor



First Floor



(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.



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