



Leander  
Avenue Road, Cranleigh

**ROGER COUPE**  
your local property experts

  
ESTATE AGENT  
Est. 1991

**\* Sought after position within Cranleigh \* Particularly spacious family home - over 4,700 sqft \***

**\* 6 Bedrooms (3 with en-suite facilities) \* Three reception rooms plus large garden room \***

**\* In and out driveway \* Landscaped garden \***

**\* Double garage \* No onward chain \***

**Avenue Road, Cranleigh, GU6 7LL  
Guide Price: £1,695,000- Freehold**

For sale with no onward chain. An exceptional family home measuring in excess of 4,700 sq ft situated on a this highly desirable residential road in the centre of Cranleigh. Arriving at this impressive home there is an 'In and out' driveway providing ample parking in addition to a double garage. Moving inside the ground floor accommodation flows particularly well with a large central reception hall leading to all four reception rooms and a well appointed kitchen/breakfast room. To the rear of the property there is a large garden room accessible from the sitting room, dining room and kitchen giving bright and sunny aspects over the garden. A utility room and cloakroom complete the ground floor. On the first floor there are five bedrooms including a large principal bedroom with dressing area and en-suite bathroom, a guest bedroom with en-suite bathroom and a family bathroom. On the top floor there is a further bedroom suite ideal for a teenager or a live in au-pair, it comprises a double bedroom, walk-in dressing room and an en-suite shower room. To the rear of the property there is a large patio stepping onto a neatly landscaped Southerly aspect rear garden. We highly recommend arranging a visit to the property in order to appreciate the space on offer.

**Situation:**

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 ~**

**Description: ~ Situation: ~ Entrance Porch: ~ Reception Hall: 15'10 x 15'3 ~ Cloakroom: ~ Study: 12'2 x 8'11 ~ Sitting Room: 21'10 x 16'1  
Dining Room: 15'5 x 11'11 ~ Family Room: 20'2 x 14'2 ~ Kitchen/Breakfast Room: 18'7 x 14'1 ~ Conservatory: 37'10 x 13'11 ~ Utility Room: 8'2 x 7'4**

**Stairs to First Floor Galleried Landing: ~ Master Bedroom: 23'5 x 14'11 ~ Luxury En-Suite Bathroom: ~ Bedroom 2: 22'10 x 14'1 ~ Luxury En-Suite  
Bedroom 3: 19'11 x 14'1 ~ Bedroom 4: 16'2 x 15'1 ~ Bedroom 5: 11'2 x 7'9 ~ Family Bathroom**

**Stairs to Second Floor, Bedroom 6: 15'8 x 8'10 ~ Walk-in Dressing Room: 11'5 x 9'10 ~ En-Suite Shower Room**

**Outside: ~ Double Garage: 19'7 x 16'1 ~ Services: All mains services are connected**

Directions: From our office turn left into the High Street. Proceed straight over the two mini roundabouts onto the Horsham Road. After approx. 1/2 a mile turn left into Avenue Road. The property will be found on the right just after Grove Road.

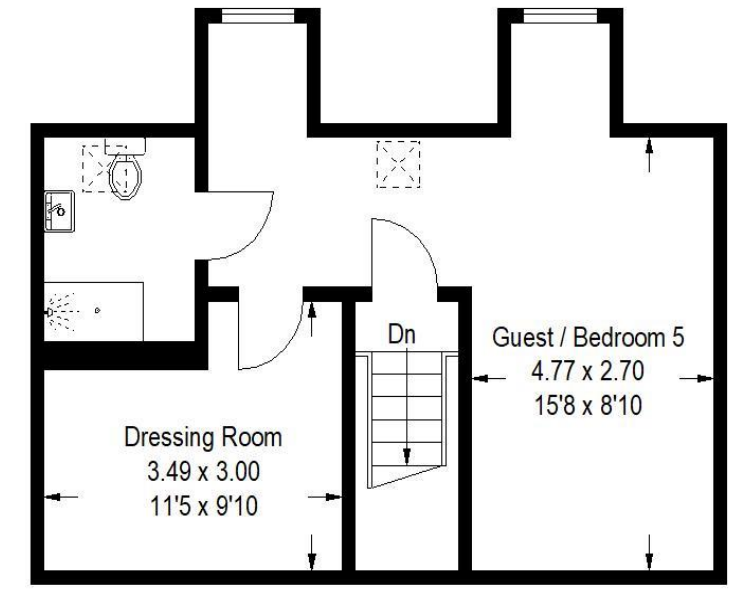
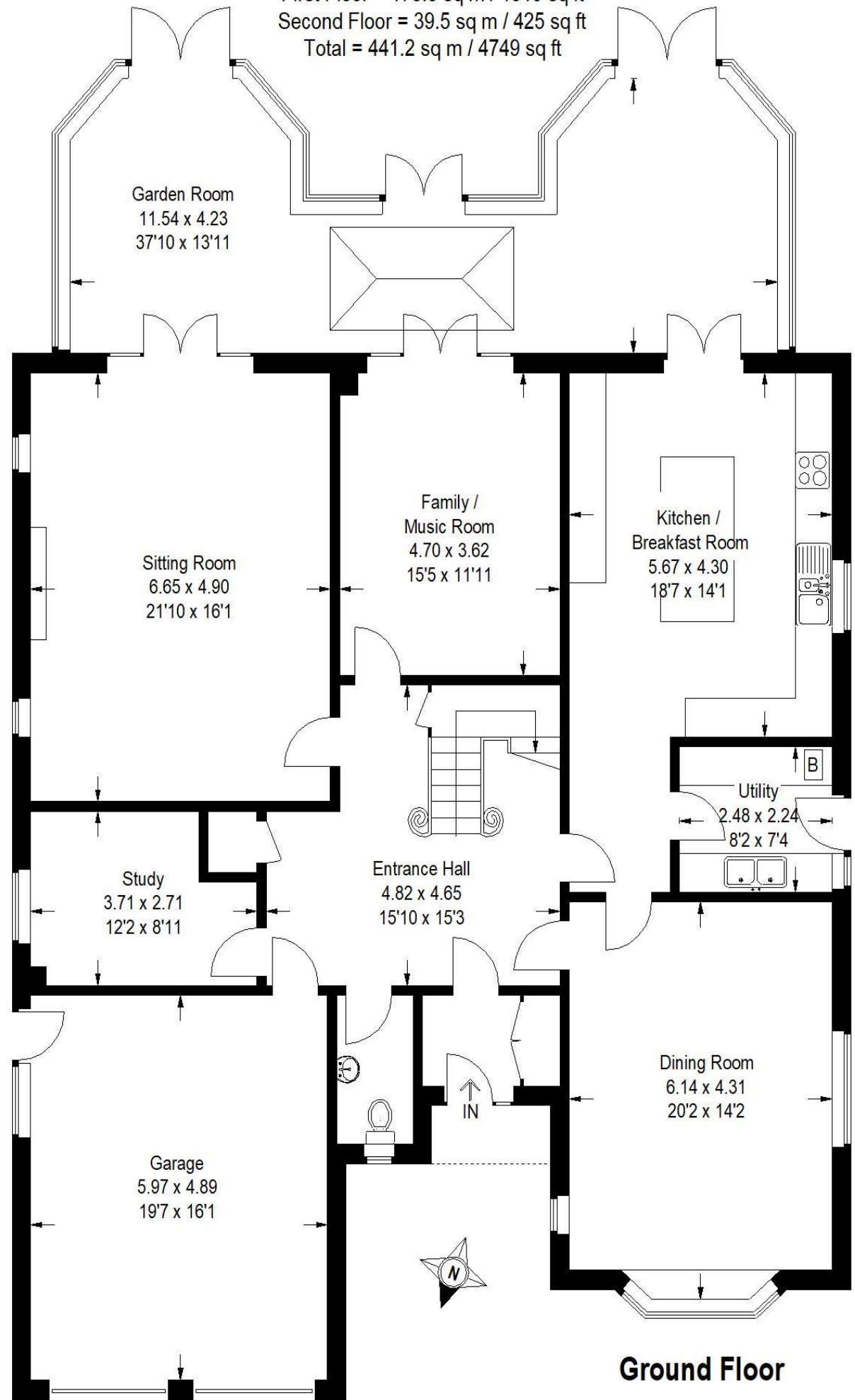
**Important Notice:** For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order,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

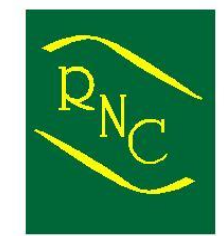
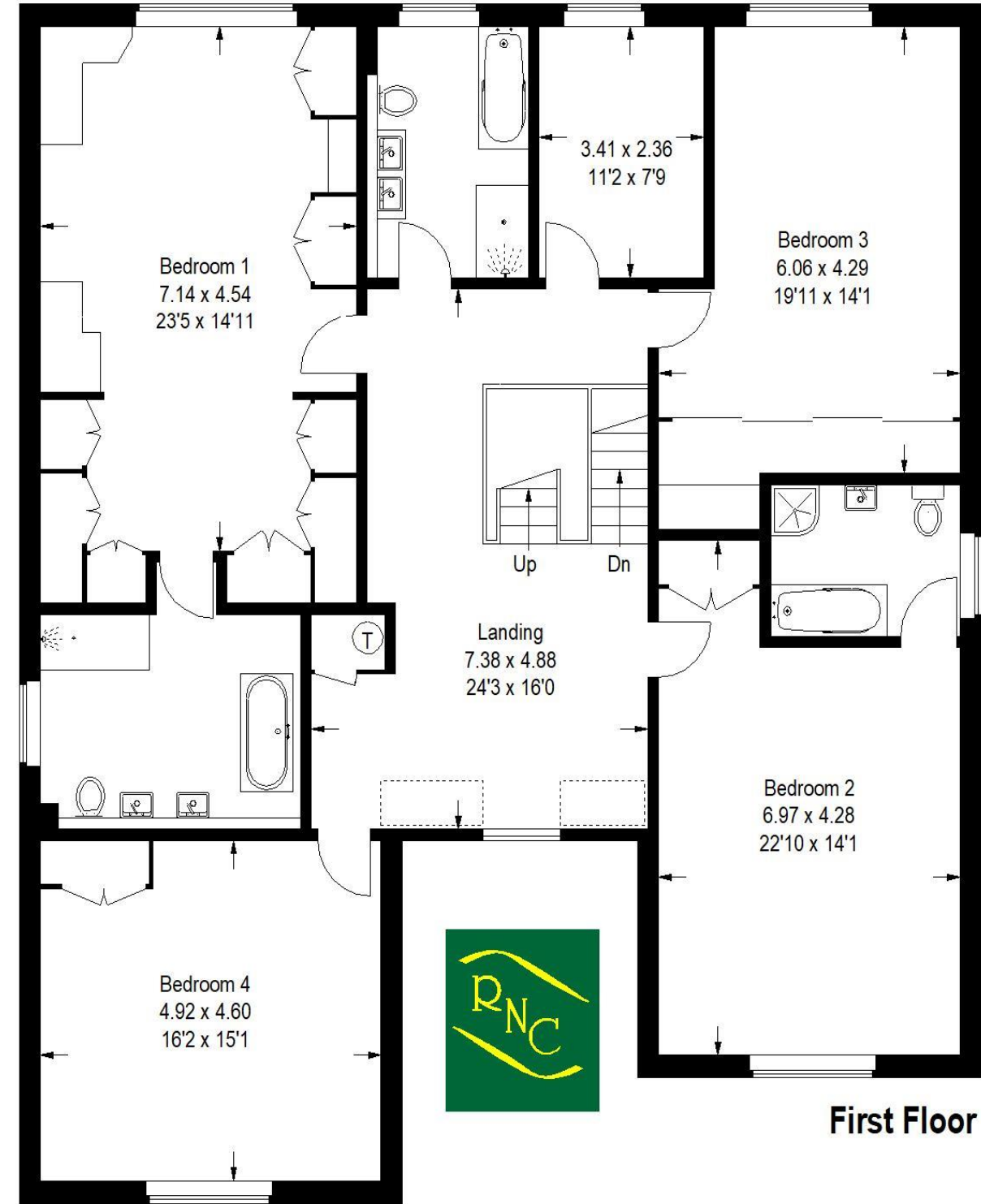
# Avenue Road, Cranleigh

Approximate Gross Internal Area  
 Ground Floor = 223.4 sq m / 2405 sq ft  
 First Floor = 178.3 sq m / 1919 sq ft  
 Second Floor = 39.5 sq m / 425 sq ft  
 Total = 441.2 sq m / 4749 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.



= Reduced headroom below 1.5 m / 5'0









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