



**Willows**  
**Guildford Road, Cranleigh, GU6 8PP**  
**Asking Price: £695,000 Freehold**

**ROGER COUPE**  
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ESTATE AGENT  
Est. 1991



**\* Three Bedroom chalet style home \* Two reception rooms \* Two bathrooms \*  
\* Kitchen \* Conservatory \*  
\* Large garden \* End of chain \* EPC Rating: E \***

**A detached character chalet style bungalow, situated on a large garden plot on the edge of the village. The property has accommodation arranged over two floors with a double aspect sitting room with bay window and fireplace, bedroom/study, dining room with built in cupboards and leads to a double bedroom with ensuite WC. There is a shower room off the hall and then there is a kitchen with fitted units including oven and hob, plumbing for dishwasher. From the kitchen, the accommodation extends into the conservatory with utility room off, with newly installed gas fired boiler and plumbing for a washing machine. Stairs lead from the hall to the first floor where there is a bedroom with built in wardrobe cupboards and ensuite bathroom. Outside, there is a large front garden with plenty of driveway parking leading to a detached garage, side entrance to the rear garden which is a lovely feature of the property being of particularly good size approximately 100ft deep and enjoys a south westerly rear aspect mainly laid to lawn with well established flower and shrub borders around and a raised vegetable area at the foot of the garden. We highly recommend an early visit 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: ~ Sitting Room: 13' 11" x 12' 4" (4.24m x 3.77m) ~ Kitchen: 12' 4" x 10' 0" (3.75m x 3.04m)  
Garden Room: 14' 7" x 7' 11" (4.45m x 2.42m) ~ Utility: ~ Cloakroom: ~ Bedroom Two: 11' 5" x 11' 3" (3.48m x 3.42m)  
Dining Room: 18' 0" x 10' 2" (5.48m x 3.11m) ~ Bedroom Three: 11' 11" x 11' 9" (3.62m x 3.57m) ~ Shower Room**

**First floor: ~ Bedroom One: 15' 4" x 9' 3" (4.67m x 2.82m) ~ Bathroom**

**Outside: ~ Garage: 23' 9" x 10' 9" (7.23m x 3.28m)**

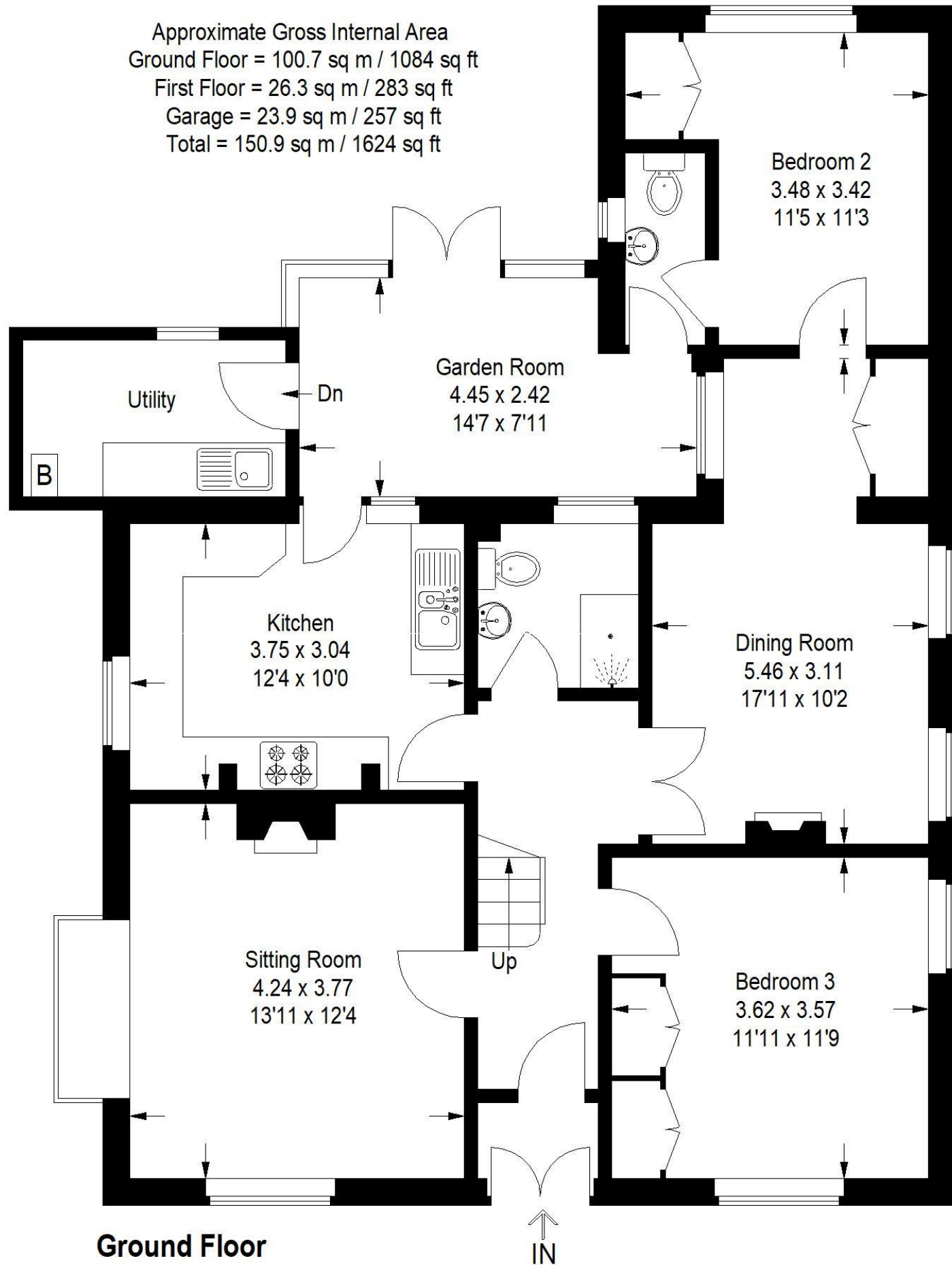
**Directions:**

From our office, turn right into the High Street continuing to the third mini roundabout carrying straight on into the Guildford Road. After approximately a mile, passing the turning on the left to Rowly Drive, the property can be found five houses past Rowly Drive on the left 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

Approximate Gross Internal Area  
 Ground Floor = 100.7 sq m / 1084 sq ft  
 First Floor = 26.3 sq m / 283 sq ft  
 Garage = 23.9 sq m / 257 sq ft  
 Total = 150.9 sq m / 1624 sq ft

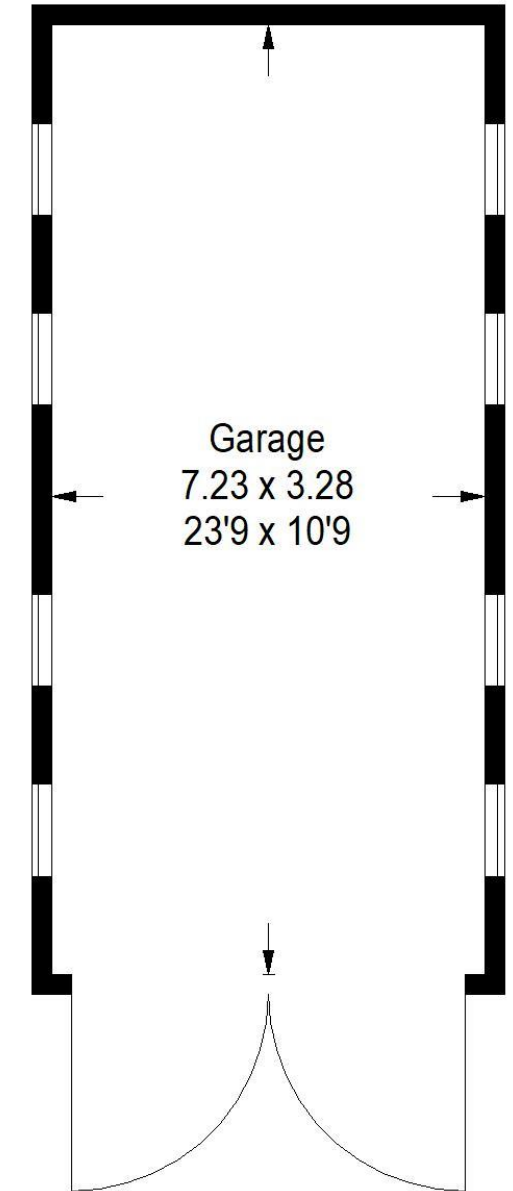
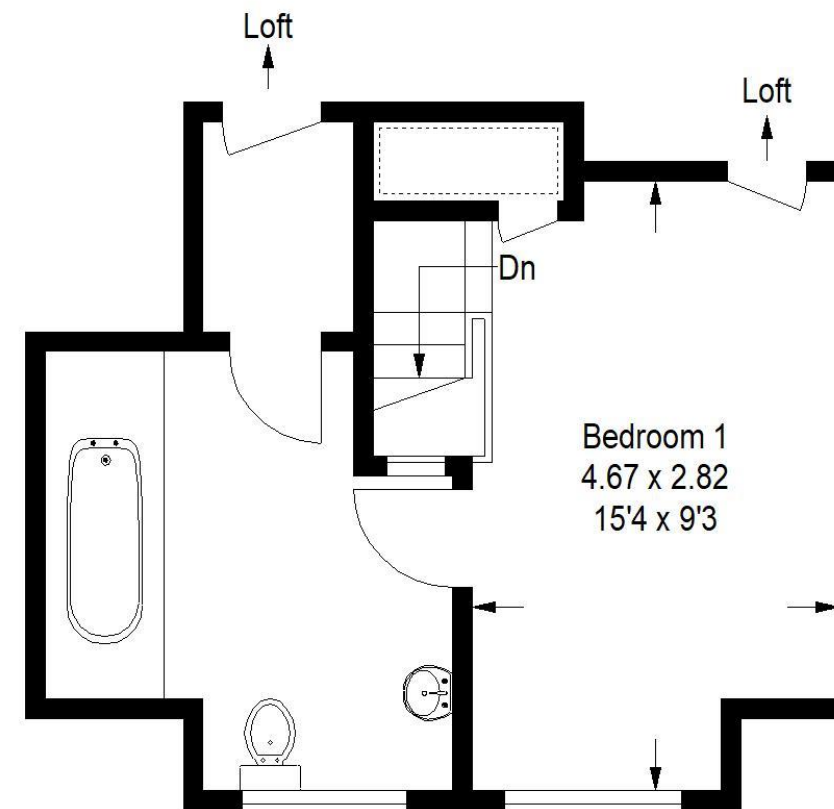


# Guildford Road

= 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.



(Not in position)





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