



**29 Elm Park,
Cranleigh, GU6 8UG
Asking Price: £590,000 Freehold**

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- * Well presented, detached family home * Four bedrooms *
- * Two bathrooms * Fitted wardrobe cupboards to the main bedroom *
- * Double glazed windows * Well maintained gardens * EPC Rating: TBA *

A well presented four bedroom detached family home, situated in this established residential area within half a mile of the village high street. The accommodation is arranged over two floors having a reception hall, cloakroom, sitting room, opening into a dining room with patio doors to the garden and a modern fitted kitchen completing the ground floor. Stairs rise to the first floor where there are four good sized bedrooms with the principal bedroom having an extensive range of fitted wardrobe cupboards and a refitted ensuite shower room. A refitted family bathroom completes the first floor. Outside, the property is approached via a tarmac driveway leading to a single garage and there is a more than average amount of off road driveway parking. Side access to the rear garden which is a lovely feature of the property being beautifully maintained with paved patio stepping onto areas of lawn with well stocked flower and shrub borders all around. There is a beautiful timber summer house and an area to the side of the property providing ample storage. We highly recommend a 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, 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: 18' 2" x 11' 5" (5.53m x 3.47m) ~ Dining Room: 12' 0" x 9' 3" (3.67m x 2.83m)
Kitchen: 17' 0" x 8' 2" (5.17m x 2.50m) ~ Cloakroom

First floor: ~ Bedroom One with Ensuite: 15' 5" x 11' 5" (4.69m x 3.47m) ~ Bedroom Two: 9' 5" x 7' 0" (2.87m x 2.13m)
 Bedroom Three: 9' 4" x 8' 0" (2.84m x 2.44m) ~ Bedroom Four: 9' 7" x 6' 0" (2.92m x 1.82m) ~ Bathroom

Outside: ~ Garage: 17' 0" x 8' 2" (5.17m x 2.50m) ~ Garden Room/Potential Home Office: 7' 7" x 5' 7" (2.31m x 1.70m)

Directions:

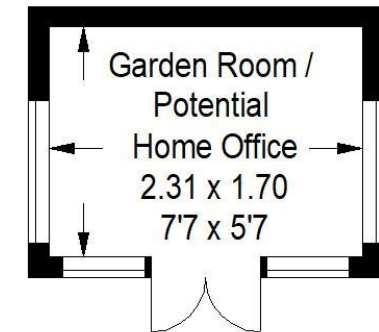
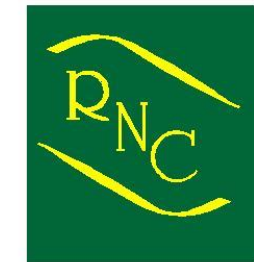
From our office, turn right into the High Street proceeding to the third mini roundabout turning left into the Elmbridge Road. Carry on over the Elm bridge following the road round to the right and the turning to Elm Park can be found after approximately a quarter of a mile on the left hand side. Follow the road round into the development and number 29 can be found set back 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:** E

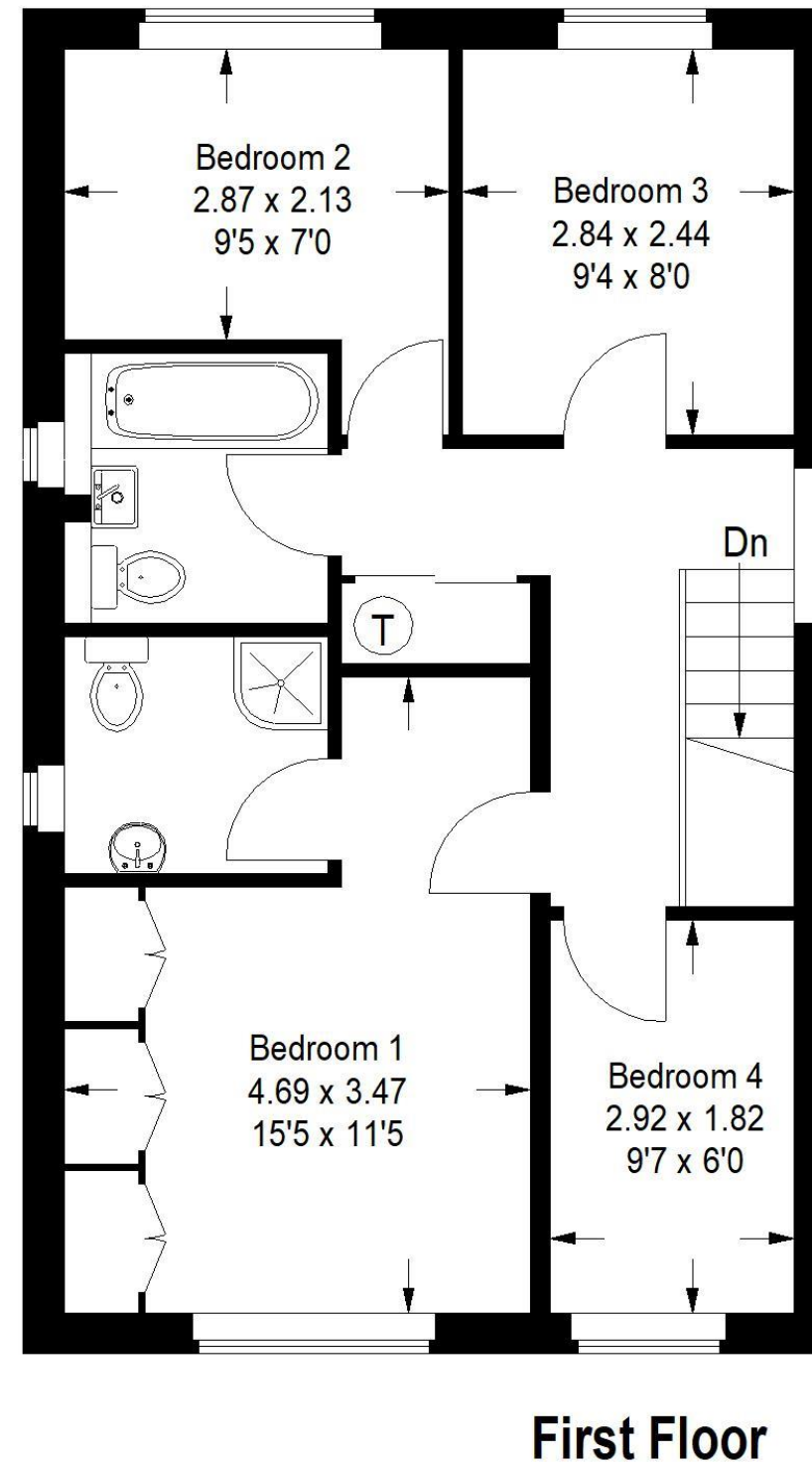
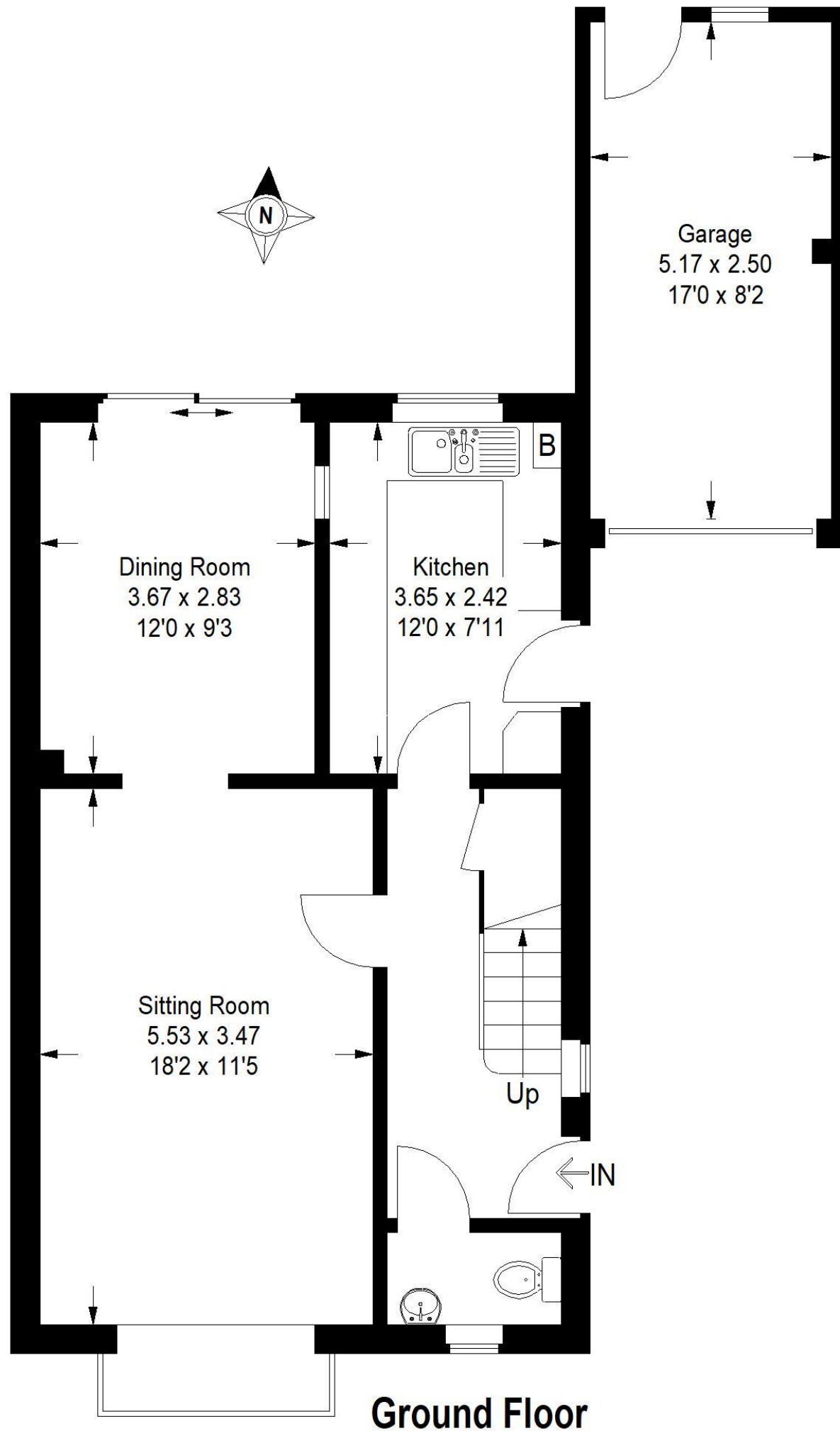
Elm Park, Cranleigh

Approximate Gross Internal Area
 Ground Floor = 51.3 sq m / 552 sq ft
 First Floor = 50.5 sq m / 543 sq ft
 Garden Room / Garage = 16.8 sq m / 181 sq ft
 Total = 118.6 sq m / 1276 sq ft



(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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