



49, Hewitts Road, Cranleigh, GU6 8US
Asking Price: £695,000 Freehold

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ESTATE AGENT
Est. 1991

*** Detached, family home * Four bedrooms * Two bathrooms * Three reception rooms *
Large kitchen/breakfast room * Good sized garden * Garage *
No onward chain * EPC Rating: B ***

A well presented four bedroom detached family home built by Miller Homes in 2022. The accommodation is arranged over two floors approached via a good sized driveway with parking for two cars in front of the garage, front door to a welcoming reception hall with study and cloakroom, a sitting room with bay window and an impressive kitchen/dining room running the full width of the property to the rear with double doors to the garden and utility room off. Stairs rise to the first floor where there is a principal bedroom with ensuite shower room, three further bedrooms and a family bathroom. Outside, situated on a larger than average garden plot which has been beautifully landscaped featuring a large paved patio leading onto synthetic grassed areas with shrub borders around, garage with power and light point and outside Tesla charging point. The property is well situated backing onto the Downs Link bridleway and there is nearby access onto the footpath which gives direct access into the village centre and The Common. 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, 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: ~ Study: 6' 8" x 6' 8" (2.03m x 2.02m) ~ Cloakroom: ~ Kitchen/Dining Room: 23' 5" x 12' 9" (7.13m x 3.88m) ~ Utility: ~
Sitting Room: 16' 11" x 11' 11" (5.16m x 3.62m) ~ First Floor: ~ Bedroom One with Ensuite: ~ Bedroom Two: 12' 5" x 8' 10" (3.79m x 2.68m) ~
Bedroom Three: 10' 8" x 8' 10" (3.24m x 2.68m) ~ Bedroom Four: 10' 4" x 6' 9" (3.14m x 2.07m) ~ Bathroom:
~ Outside: ~ Garage: 19' 8" x 9' 11" (6.00m x 3.02m) ~ Management Charge: £242.56pa**

Directions:

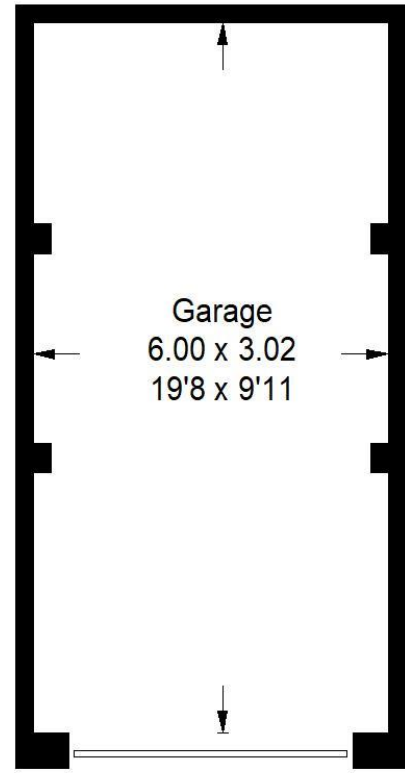
From our office turn right into the High Street proceeding to the third mini-roundabout turning left into the Elmbridge Road. Continue over the Elmbridge and take the first turning left into Hewitts Road and continue into the development towards the end and the property can be found on the left hand 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.

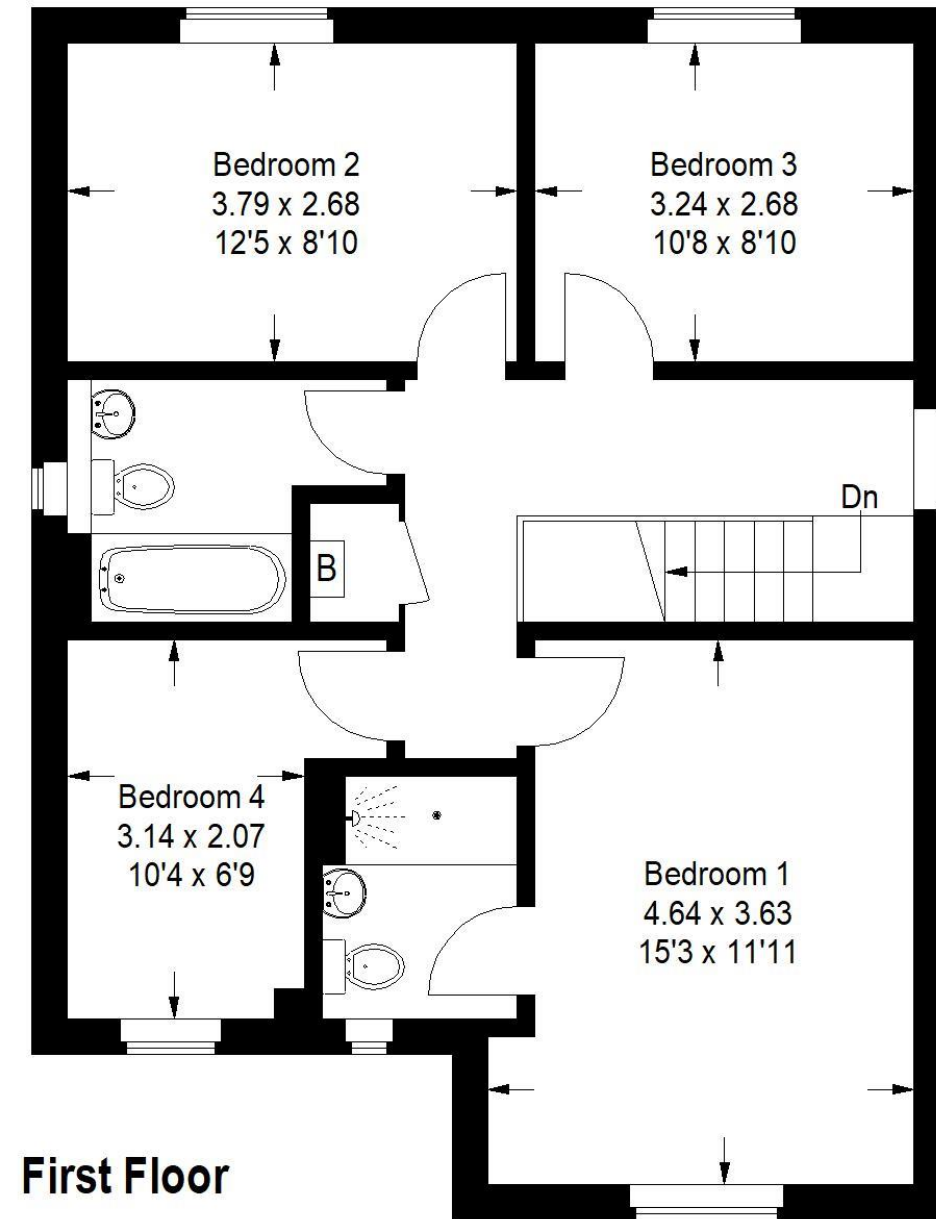
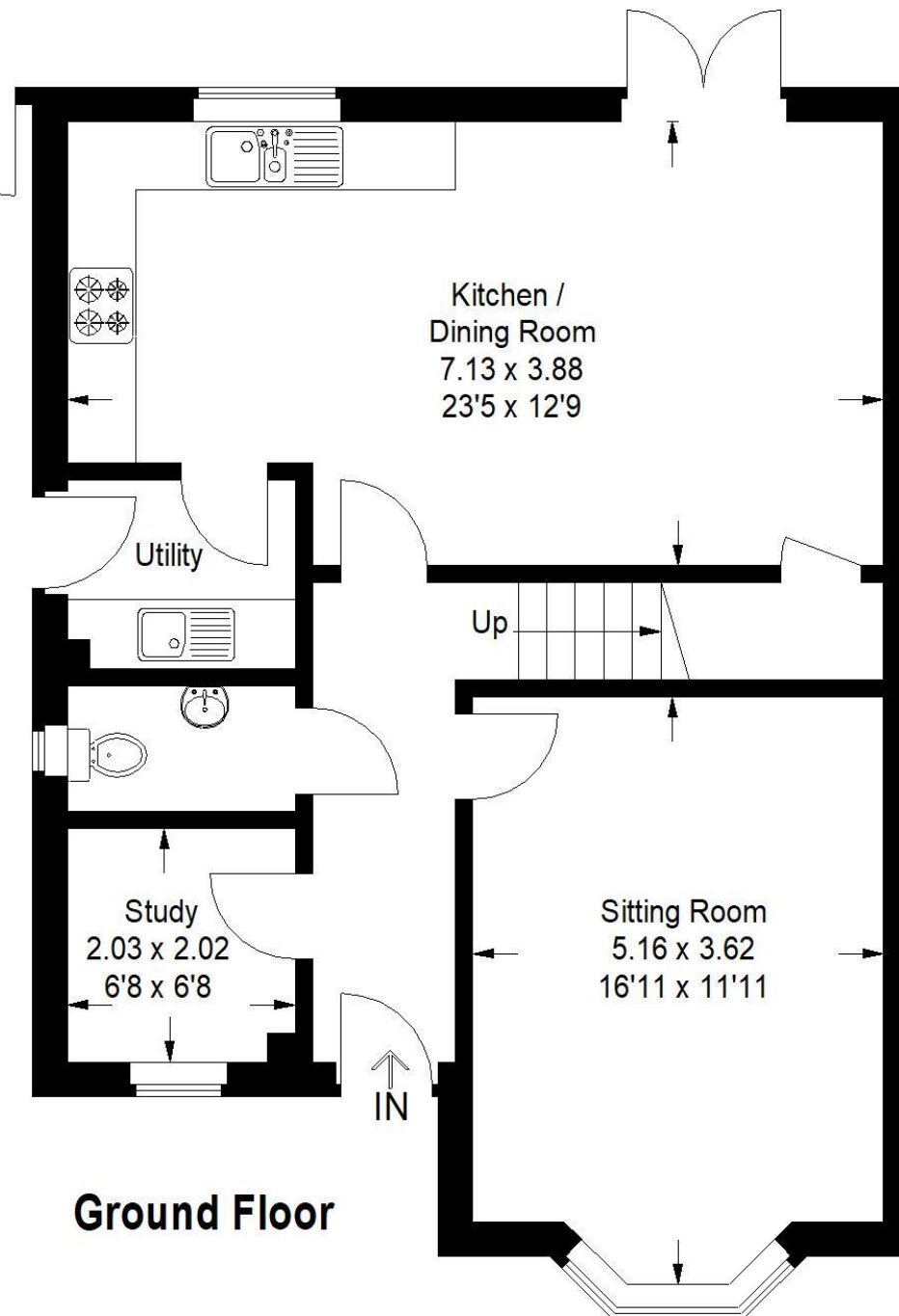
Local Authority: Waverley Borough Council. **Tax Band:** F

Hewitts Road, Cranleigh

Approximate Gross Internal Area
 Ground Floor = 65.5 sq m / 705 sq ft
 First Floor = 64 sq m / 689 sq ft
 Second Floor = 18 sq m / 194 sq ft
 Total = 147.5 sq m / 1588 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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