



9 Brookside,
Cranleigh, GU6 8DA
Asking Price: £725,000 Freehold

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ESTATE AGENT
Est. 1991

*** Detached family house * Four bedrooms * Two reception rooms ***
*** Sought after location * Good size garden with southerly aspect ***
*** No onward chain * Garage and carport * EPC Rating: C ***

A well-presented, detached family home situated on a good-sized garden plot in this sought-after location within walking distance of village centre. The property has a most welcoming reception hall, leading to a double aspect sitting room with attractive contemporary fireplace and bi-folding doors to garden. A separate dining room with parquet flooring and bi-folding doors to patio, kitchen/breakfast room, study and a cloakroom complete the ground floor. Stairs rise to a bright and airy first floor landing where there are four bedrooms, all of which have fitted or built-in wardrobes or cupboards and a spacious, modern, family bathroom with separate bath and shower. The property benefits from a large partially floored attic which offers scope for further development subject to usual planning permissions. Outside, the property is approached via a double-width driveway leading to a single garage with adjoining car port offering side access to rear of property. The rear garden is of a generous size and enjoys a southerly aspect, having paved patio and lawn. We highly recommend a visit to this property and it is offered for sale with no onward chain.

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 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:** 22' 6" x 11' 11" (6.85m x 3.63m) ~ **Dining Room:** 11' 11" x 10' 11" (3.62m x 3.34m)
Kitchen: 15' 0" x 9' 7" (4.57m x 2.93m) ~ **Study:** 9' 8" x 6' 0" (2.95m x 1.82m) ~ **Cloakroom**

First Floor: ~ **Bedroom One:** 13' 10" x 11' 11" (4.21m x 3.62m) ~ **Bedroom Two:** 12' 11" x 12' 0" (3.94m x 3.65m) ~ **Bedroom Three:** 10' 11" x 9' 8" (3.34m x 2.95m) ~ **Bedroom Four:** 11' 11" x 8' 5" (3.62m x 2.57m) ~ **Bathroom**

Outside: ~ **Garage:** 13' 8" x 9' 6" (4.17m x 2.89m) ~ **Lean-to Garage:** 19' 7" x 10' 5" (5.97m x 3.17m) ~ **Covered Storage Area**

Directions:

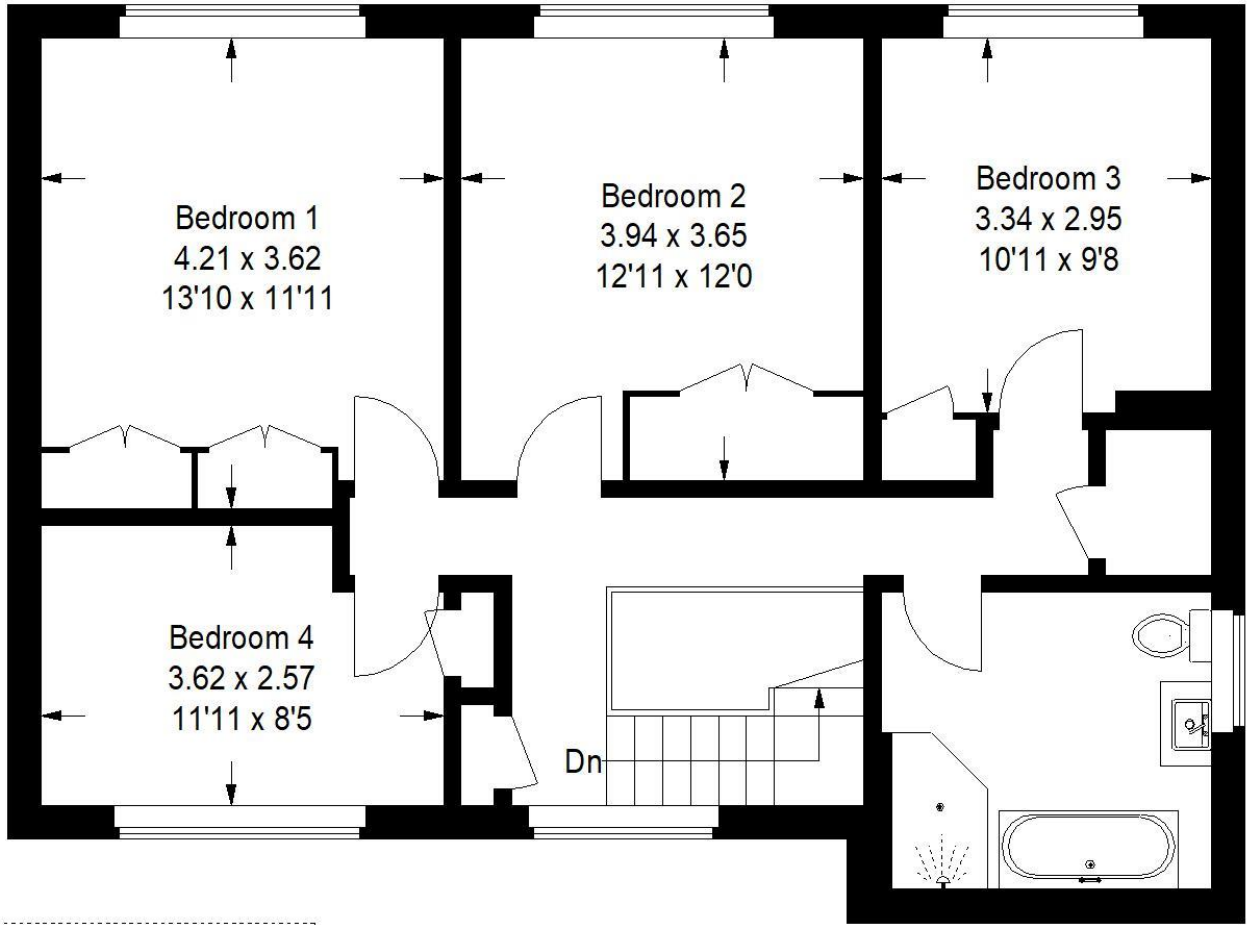
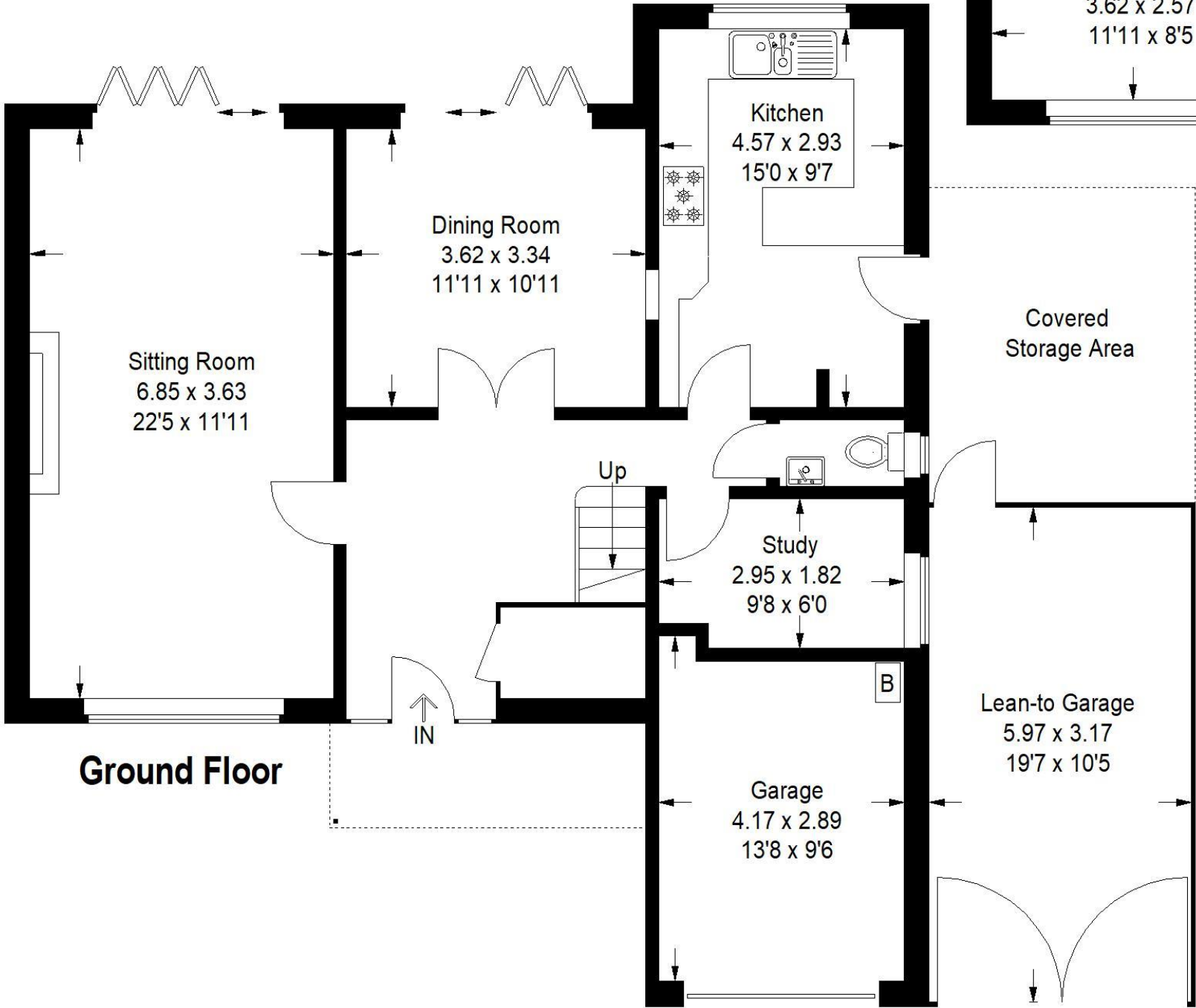
From our office turn left into the High Street and continue to the second mini roundabout carrying straight on into the Horsham Road. Take the third turning right into Ash Trees and then first left into Nightingales and then first right into Waveleigh Road. After a short distance turn left into Brookside and the property can be found on the left.

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

Brookside, Cranleigh

Approximate Gross Internal Area :
House = 147.5 sq m / 1587 sq ft
Garages = 31.4 sq m / 338 sq ft
Total = 178.9 sq m / 1925 sq ft



First Floor



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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