



Harris House
St Nicholas Avenue, Cranleigh, GU6 7AQ
Asking Price: £775,000 Freehold

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ESTATE AGENT
Est. 1991

*** Well presented four bedroom family home * Convenient central village location * 23ft open plan kitchen/dining room *
* Good sized west facing garden * Refitted kitchen and bathrooms * Double glazed windows *
* Gas fired heating * EPC Rating: C ***

A well presented and extended detached four bedroom family home conveniently situated on a good sized garden plot close to the village centre. The property sits on a bright and sunny westerly facing garden plot and features a large living room with double doors to the garden, a good sized kitchen/dining room with doors to the patio and garden, study and cloakroom completing the ground floor. On the first floor there are four bedrooms with the master bedroom having an en suite shower room and a family bathroom. Outside, there is plenty of off road parking and access to a good sized rear garden with paved patio and pergola affording bright and sunny aspects over a good sized 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, 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 Hallway: ~ Sitting Room: 18' 11" x 15' 5" (5.77m x 4.71m) ~ Kitchen/Breakfast/Dining Room: 23' 1" x 18' 8" (7.03m x 5.70m) ~ Study/Family Room: 10' 4" x 8' 10" (3.16m x 2.70m) ~ Cloakroom: ~ First Floor: ~ Bedroom One: 14' 1" x 11' 7" (4.28m x 3.53m) ~ En suite: ~ Bedroom Two: 11' 10" x 10' 6" (3.60m x 3.21m) ~ Shower area: ~ Bedroom Three: 11' 7" x 8' 8" (3.53m x 2.63m) ~ Bedroom Four: 13' 11" x 7' 3" (4.23m x 2.22m) ~ Outside: ~ Shed/Workshop: 8' 6" x 5' 9" (2.60m x 1.75m) ~ Open Store: 11' 9" x 7' 8" (3.58m x 2.34m) ~ Services: Mains gas, electricity and drains ~

Directions:

From our office turn left into the High Street and continue to the second mini roundabout turning left into the Ewhurst Road. Take the first turning left into St Nicholas Avenue and Harris House can be found after a short distance on the left hand side opposite St Cuthbert Mayne School.

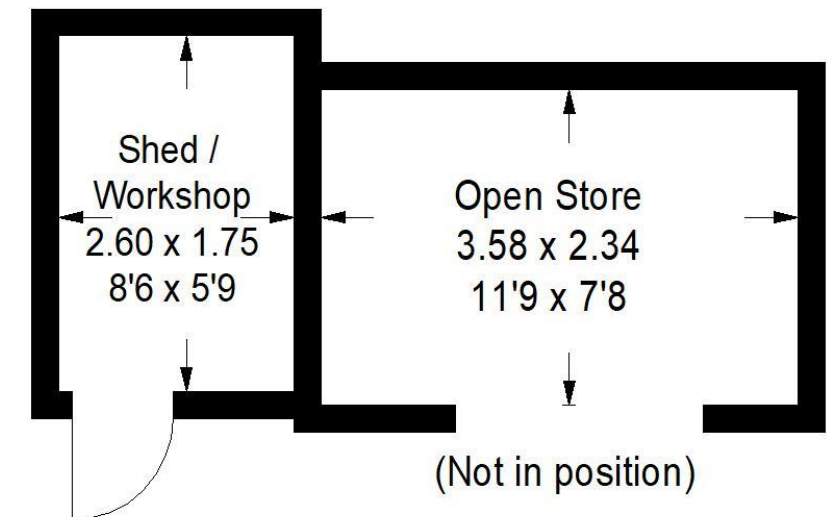
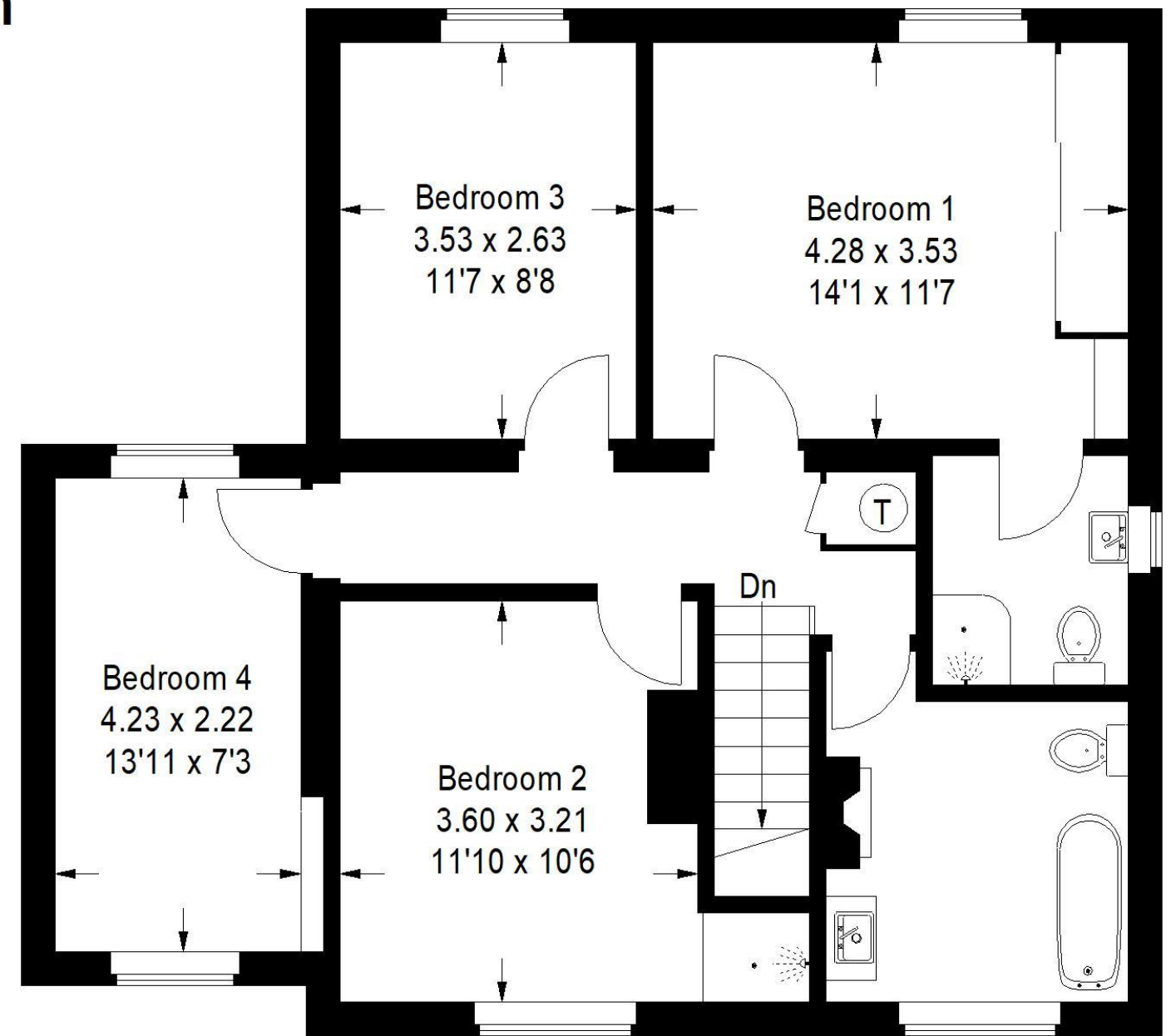
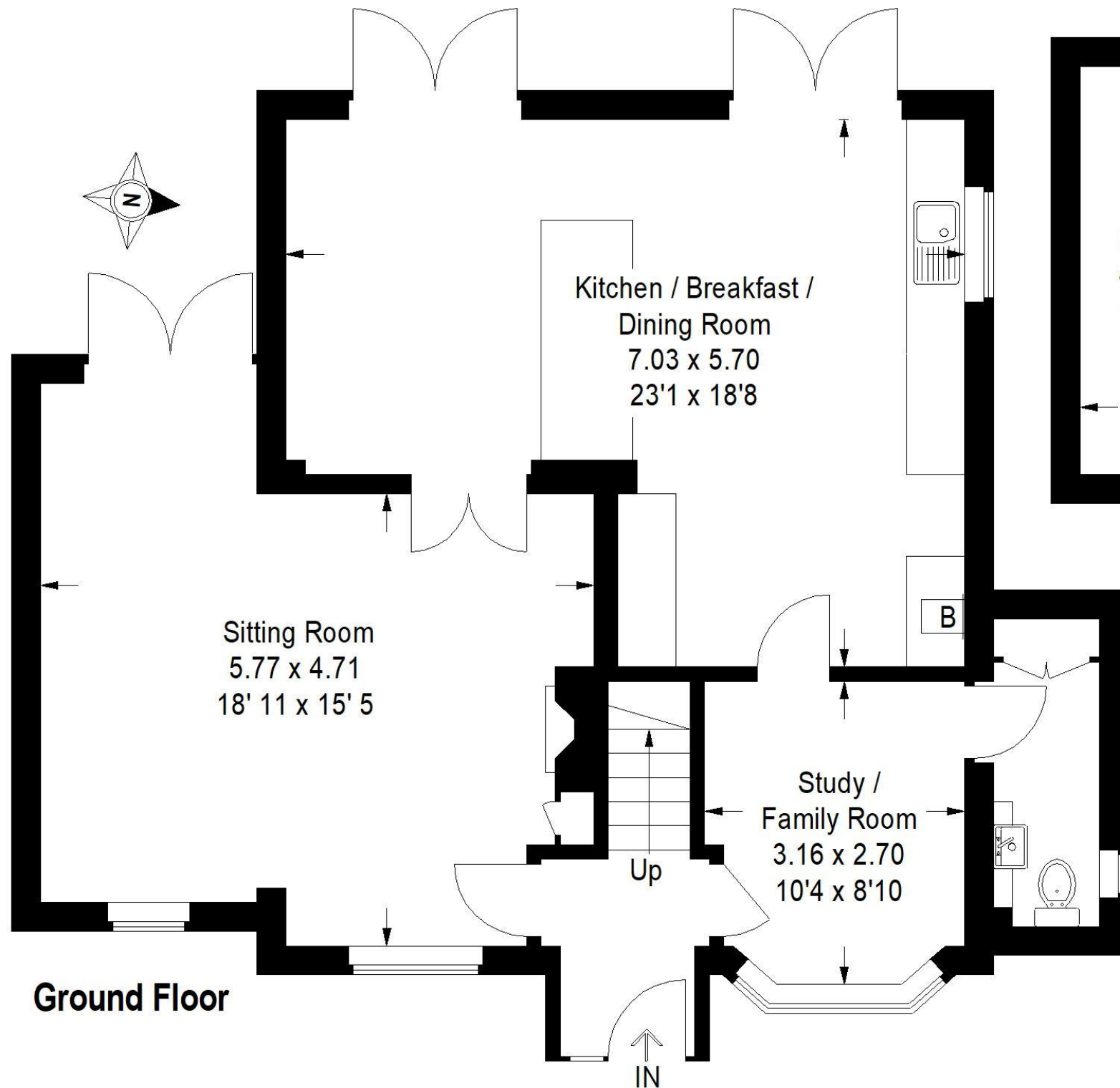
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or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

St. Nicolas Avenue, Cranleigh



Approximate Gross Internal Area
 Ground Floor = 82.3 sq m / 886 sq ft
 First Floor = 71.5 sq m / 770 sq ft
 Outbuilding = 13.4 sq m / 144 sq ft
 Total = 167.2 sq m / 1800 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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