



**4 Wildwood Close,
Cranleigh, GU6 7LP
Asking Price: £765,000 Freehold**

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ESTATE AGENT
Est. 1991

*** Spacious, detached bungalow * Three double bedrooms * Two bathrooms ***

*** Three reception areas * Double garage ***

*** Quiet cul de sac position * EPC Rating: D ***

A spacious detached bungalow being one of four in a small cul de sac off one of the premier roads of the village. Approached via a good sized driveway leading to a double garage, the property has a welcoming reception/dining hall with sitting room and separate dining room off, conservatory, kitchen/breakfast room and sun room. There is a principal bedroom with ensuite bathroom, two further bedrooms and a family shower room. The property is offered for sale requiring some modernisation and as vacant possession, subject to grant of probate. We highly recommend a visit to fully appreciate the space and potential 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 ~

Entrance: ~ Dining Hall: 15' 1" x 12' 8" (4.61m x 3.86m) ~ Shower room: ~ Kitchen: 14' 4" x 13' 6" (4.38m x 4.12m)

**Garden Room: 21' 8" x 8' 2" (6.60m x 2.50m) ~ Sitting Room: 21' 6" x 14' 8" (6.55m x 4.48m) ~ Study/Family Room: 14' 6" x 11' 4" (4.41m x 3.45m) ~
Conservatory: 12' 2" x 8' 10" (3.70m x 2.69m) ~ Bathroom**

**Bedroom One: 14' 0" x 13' 11" (4.26m x 4.24m) ~ Bedroom Two: 12' 5" x 11' 9" (3.78m x 3.57m) ~ Bedroom Three: 10' 10" x 10' 5" (3.30m x 3.18m)
Shower Room**

Outside: ~ Garage: 20' 4" x 18' 1" (6.21m x 5.51m)

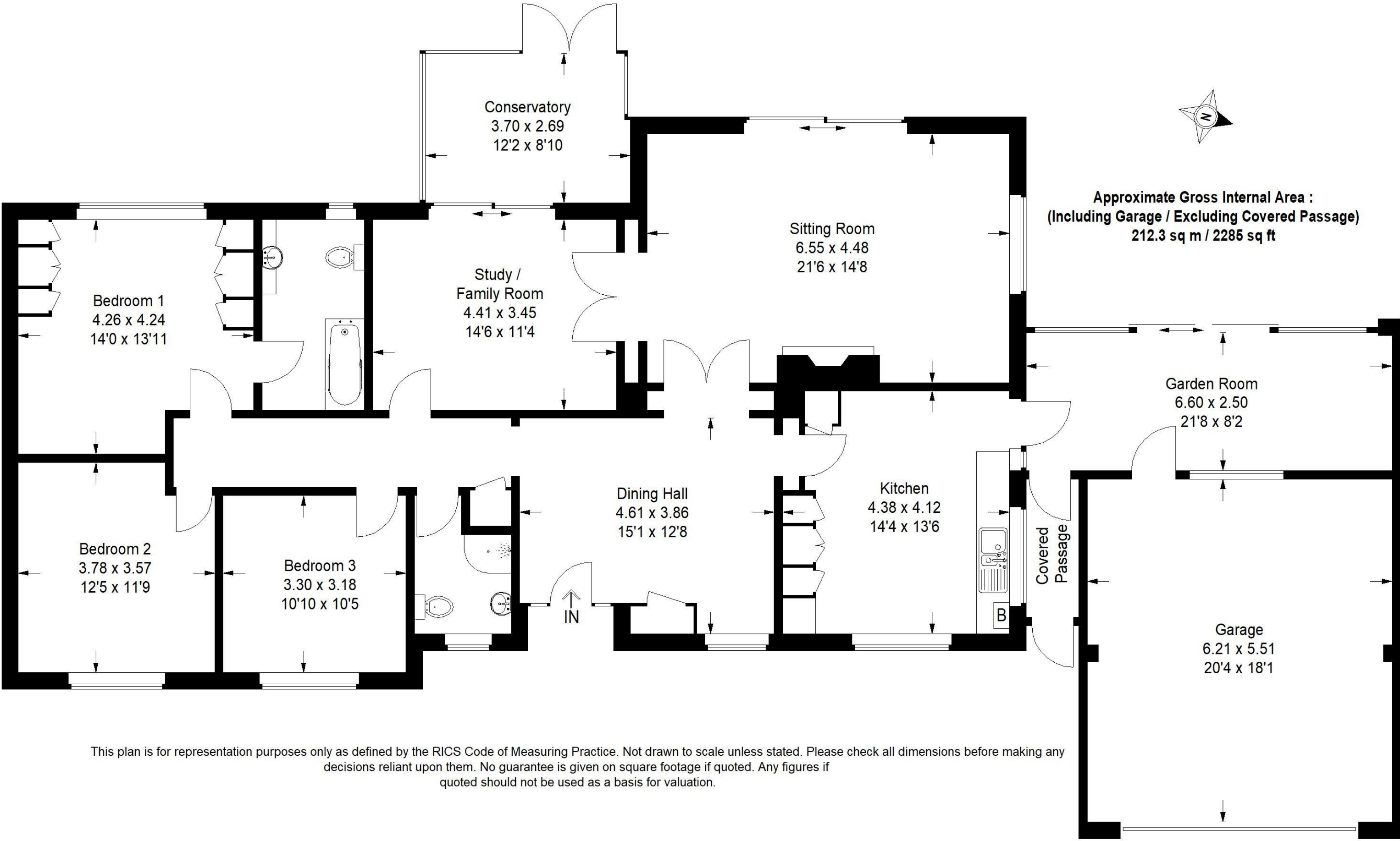
Directions:

From our office turn left into the High Street and proceed to the second mini roundabout and continue straight over into the Horsham Road. After approximately 3/4 of a mile, turn left into Grove Road and take the first turning on the right into Wildwood Close and the bungalow can be found at the end on the right.

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: G

Wildwood Close, Cranleigh



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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