



Conifers
The Drive, Cranleigh, GU6 7LY
Asking Price: £450,000

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ESTATE AGENT
Est. 1991

*** Three bedroom semi-detached house * Modern fitted kitchen * Conservatory ***
*** Ground floor cloakroom/utility * Parking and garage ***
*** Attractive, south facing garden * EPC Rating: D ***

A well presented, semi detached three bedroom home conveniently situated within half a mile of the village centre. The accommodation is arranged over two floors having a welcoming reception hall, cloakroom/utility room, fitted kitchen, lounge/dining room and conservatory on the ground floor. Stairs rise to the first floor where there are three bedrooms, two doubles and a good sized single and a family bathroom. Outside, the property is approached via a tarmac driveway leading to a single garage, side access to the rear garden which is a lovely feature of the property having well maintained lawns with flower and shrub borders all around, all enjoying a bright and sunny southerly aspect. We highly recommend an early visit to avoid disappointment and the vendor is suited with an end of chain property.

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, Cranleigh Sports and Social Club with bowling green, 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: ~ Cloakroom: ~ Kitchen: 10' 10" x 7' 9" (3.31m x 2.35m) ~ Sitting Room: 16' 3" x 13' 10" (4.95m x 4.21m)
Conservatory: 9' 6" x 8' 6" (2.89m x 2.59m)

First Floor: ~ Bedroom One: 13' 1" x 9' 3" (3.99m x 2.81m) ~ Bedroom Two: 11' 5" x 9' 3" (3.48m x 2.82m) ~ Bedroom Three: 8' 6" x 6' 8" (2.58m x 2.03m)
Bathroom

Outside: ~ Garage: 16' 3" x 8' 5" (4.95m x 2.56m)

Directions:

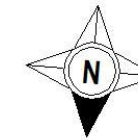
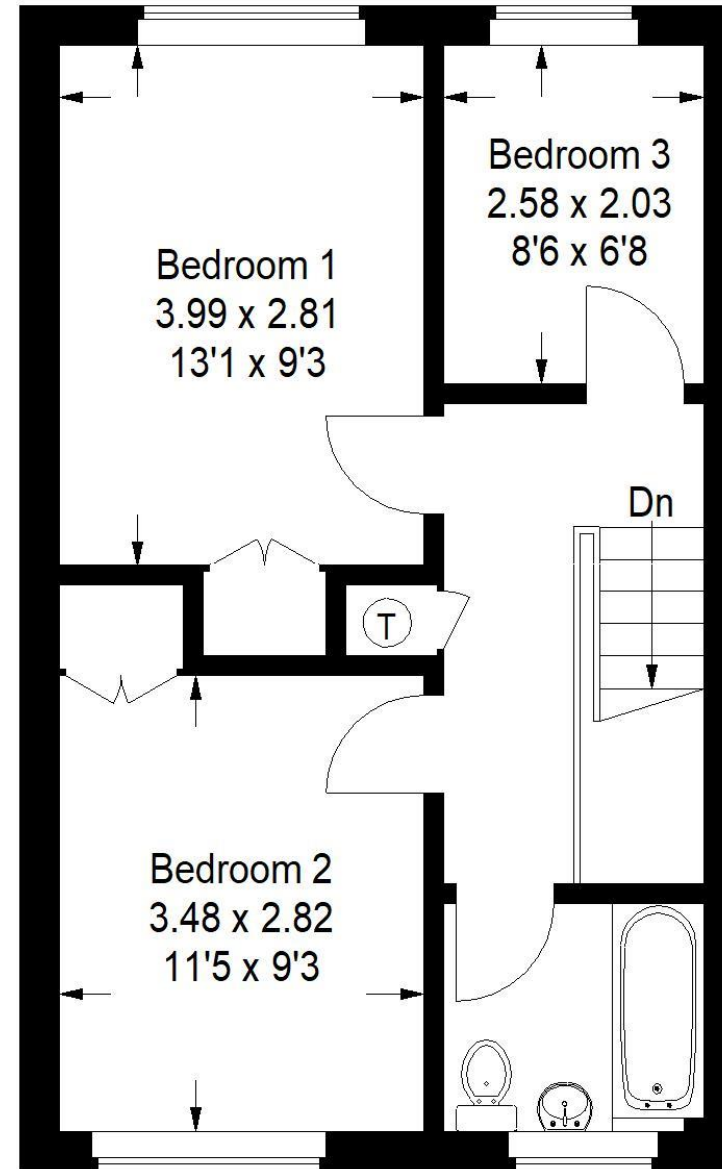
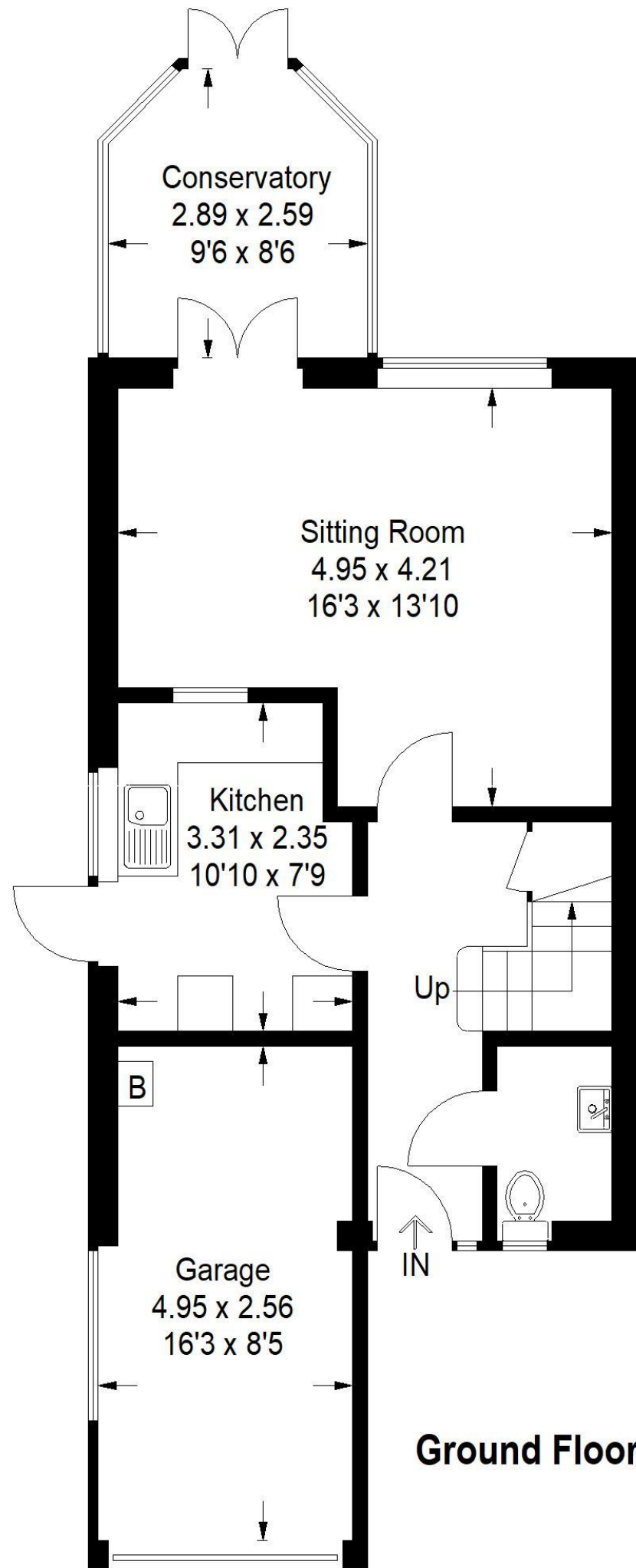
From our office turn left into the High Street, continuing to the second mini roundabout carrying straight on into the Horsham Road. After approximately 1/2 a mile turn left into The Drive and Conifers can be found immediately on the right.

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: D

The Drive, Cranleigh

Approximate Gross Internal Area
 Ground Floor = 44.8 sq m / 482 sq ft
 First Floor = 41.3 sq m / 444 sq ft
 Garage = 12.2 sq m / 131 sq ft
 Total = 98.3 sq m / 1057 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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