



**2 Barnfield,
Cranleigh, GU6 7BN
Asking Price: £525,000 Freehold**

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*** Detached four bedroom house * Close proximity to the village ***
*** Quiet cul-de-sac * Private garden * Extended dining room ***
*** Gas fired heating * Driveway parking * Garage * EPC Rating: D * No onward chain**

A detached four bedroom home situated in a quiet cul-de-sac close to the village centre. The accommodation comprises a welcoming entrance porch leading to a reception hall with cloakroom, sitting room with bow window to the front leading through to an enlarged dining room, which enjoys a rear aspect over the garden and a kitchen completes the ground floor. On the first floor there are two double bedrooms and two single bedrooms and a family bathroom. The property benefits from gas fired heating and double glazed windows, plenty of off road parking with a brick pavior driveway leading to a single garage. The rear garden enjoys a south easterly aspect and offers a good degree of privacy. No onward chain.

Cranleigh is a large, attractive and vibrant village on the edge of the beautiful Surrey Hills, midway between Guildford and Horsham. It has a fantastic mix of shops, pubs, restaurants and cafes, from independent retailers to well known brands including Marks and Spencers Food Hall and Sainsburys, as well as a weekly market. The village boasts a huge array of clubs and societies to suit many tastes as well as a leisure centre, arts centre, library, childrens playgrounds, a choice of golf courses and a number of churches. Cranleigh is popular with families, with an excellent range of nurseries and well regarded private and state schools. The nearby towns of Guildford, Godalming and Horsham offer mainline train services to London.

~ Accommodation ~

Entrance Porch: ~ Entrance Hall: ~ Cloakroom: ~ Sitting Room: 14' 10" x 12' 7" (4.52m x 3.84m) ~ Dining Room: 16' 4" x 10' 3" (4.97m x 3.13m)
Kitchen: 11' 2" x 9' 0" (3.40m x 2.74m)

First Floor Landing: ~ Bedroom One: 13' 11" x 10' 1" (4.25m x 3.08m) ~ Bedroom Two: 11' 7" x 11' 4" (3.52m x 3.45m)
Bedroom Three: 9' 0" x 8' 0" (2.74m x 2.44m) ~ Bedroom Four: 9' 10" x 6' 11" (3.00m x 2.11m) ~ Family Bathroom

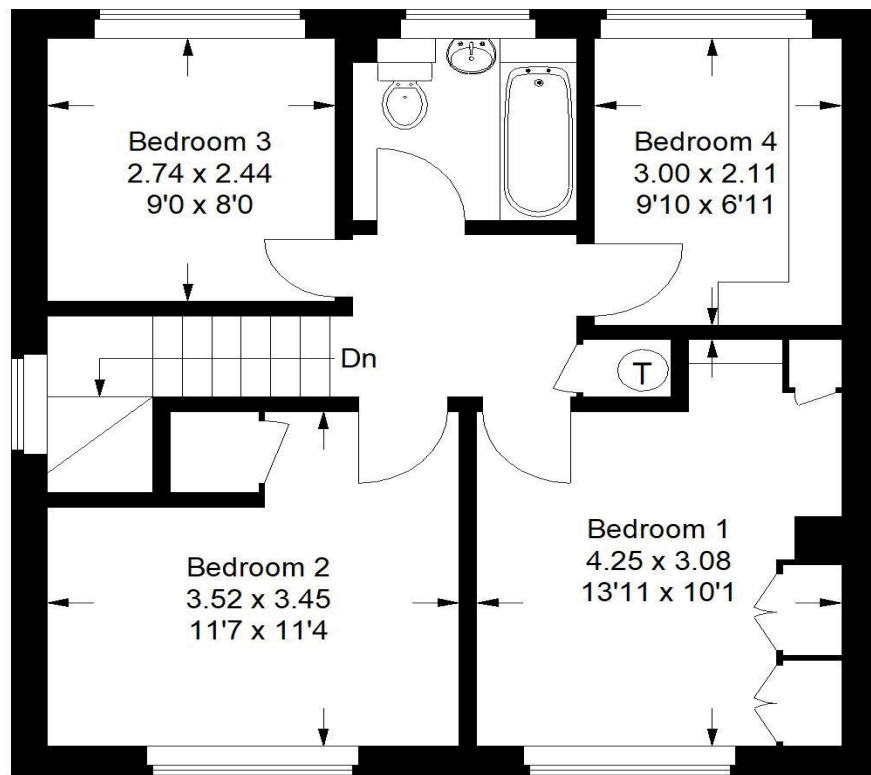
Outside: ~ Garage: 18' 4" x 8' 8" (5.60m x 2.65m)

Directions:

From our office turn left into the High Street and proceed to the second mini roundabout, bearing left into the Ewhurst Road. At the next mini roundabout, bear left into Summerlands and then take the first left into Barnfield. Number 2 is 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.

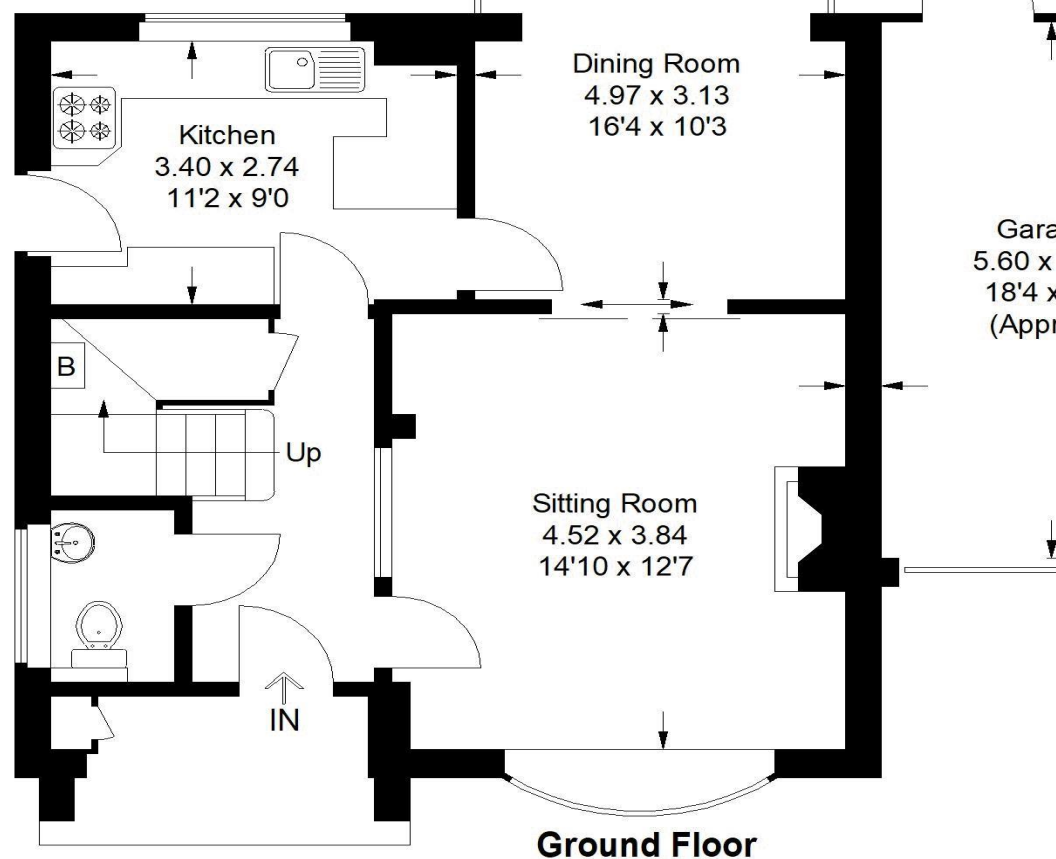
Local Authority: Waverley Borough Council. Tax Band: E



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.



Ground Floor

Barnfield, Cranleigh

Approximate Gross Internal Area
Ground Floor = 53.7 sq m / 578 sq ft
First Floor = 49.9 sq m / 537 sq ft
Garage / External Cupboard = 15 sq m / 161 sq ft
Total = 118.6 sq m / 1276 sq ft





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