



**Hilton Cottage**  
**Guildford Road, Cranleigh, GU6 8PA**  
**Asking Price: £775,000 Freehold**

**ROGER COUPE**  
your local property experts  
ESTATE AGENT  
Est. 1991



**\* Attractive and extended semi-detached home \* Four bedrooms \***  
**\* Large kitchen/dining room \* Sitting room with inglenook fireplace \***  
**\* Open aspects over farmland to the rear \* Detached double garage \* EPC Rating: D \* No onward chain \***

**An extended character four bedroom semi-detached home situated on the semi-rural outskirts of the village having delightful open aspects to the rear over farmland. The accommodation is arranged over three floors having a sitting room with inglenook fireplace, cloakroom and a double aspect kitchen/dining room with delightful aspects over the farmland beyond. Stairs rise to the first floor where there are three bedrooms, two of which have fitted wardrobe cupboards and a family shower room completes the first floor. Stairs rise to the top floor, where there is a large double bedroom with eaves storage cupboards and vanity basin. Outside, the property is approached via a gravel driveway leading to a detached double garage. Side access to the rear garden, which is a lovely feature of the property, being of good size, mainly laid to lawn with open aspects to the farmland beyond. We highly recommend a visit to fully appreciate the accommodation on offer. 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: ~ Sitting Room: 17' 5" x 12' 0" (5.32m x 3.66m) ~ Kitchen/Dining Room: 24' 6" x 10' 6" (7.46m x 3.20m) ~ Cloakroom**

**First Floor: ~ Bedroom Two: 15' 5" x 10' 6" (4.69m x 3.20m) ~ Bedroom Three: 15' 6" x 12' 0" (4.72m x 3.65m) ~ Bedroom Four: 8' 10" x 8' 2" (2.68m x 2.48m) Shower Room**

**Second Floor: ~ Bedroom One: 24' 6" x 15' 11" (7.48m x 4.85m)**

**Outside: ~ Garage: 18' 10" x 16' 6" (5.74m x 5.04m) ~ Covered Area**

#### **Directions:**

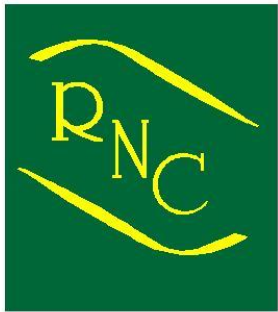
From our office turn right into the High Street continuing to the third mini roundabout, carrying straight on towards Shamley Green. After approximately a mile, the property can be found on the right hand side before Upfold Lane.

**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.

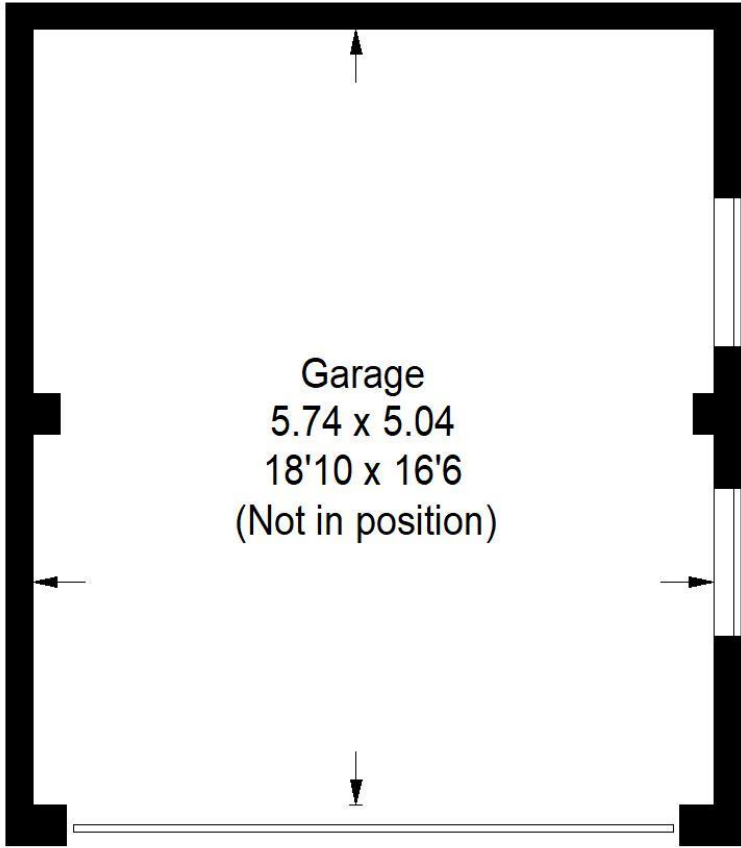
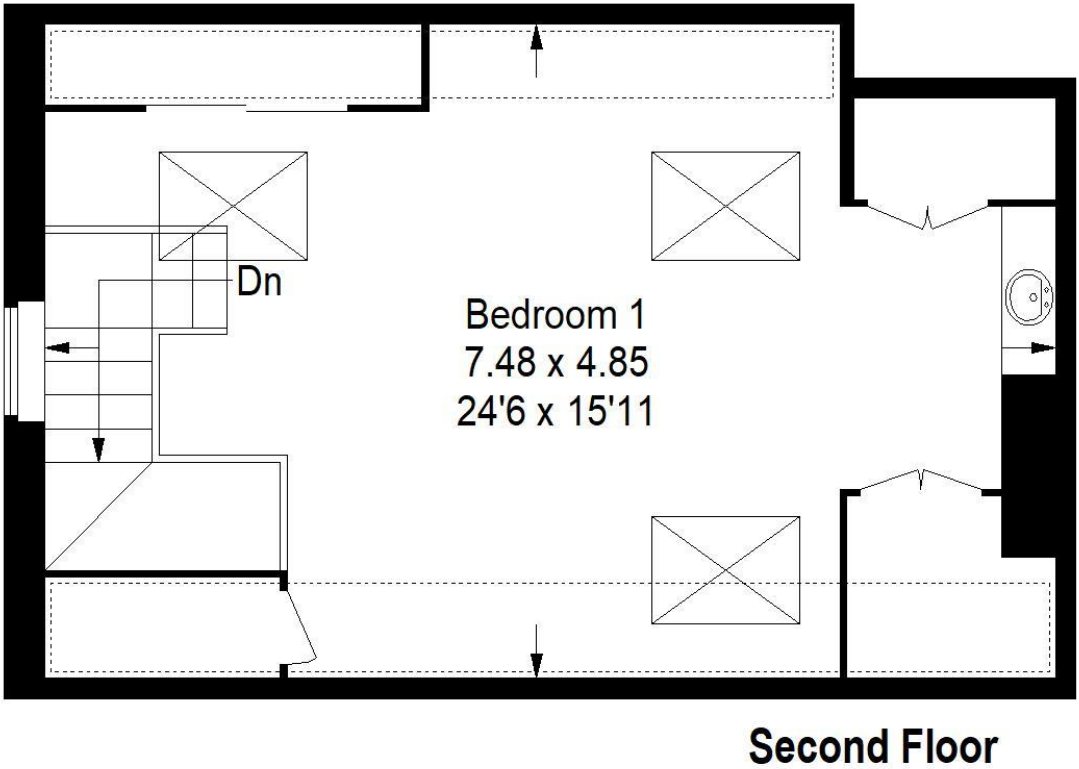
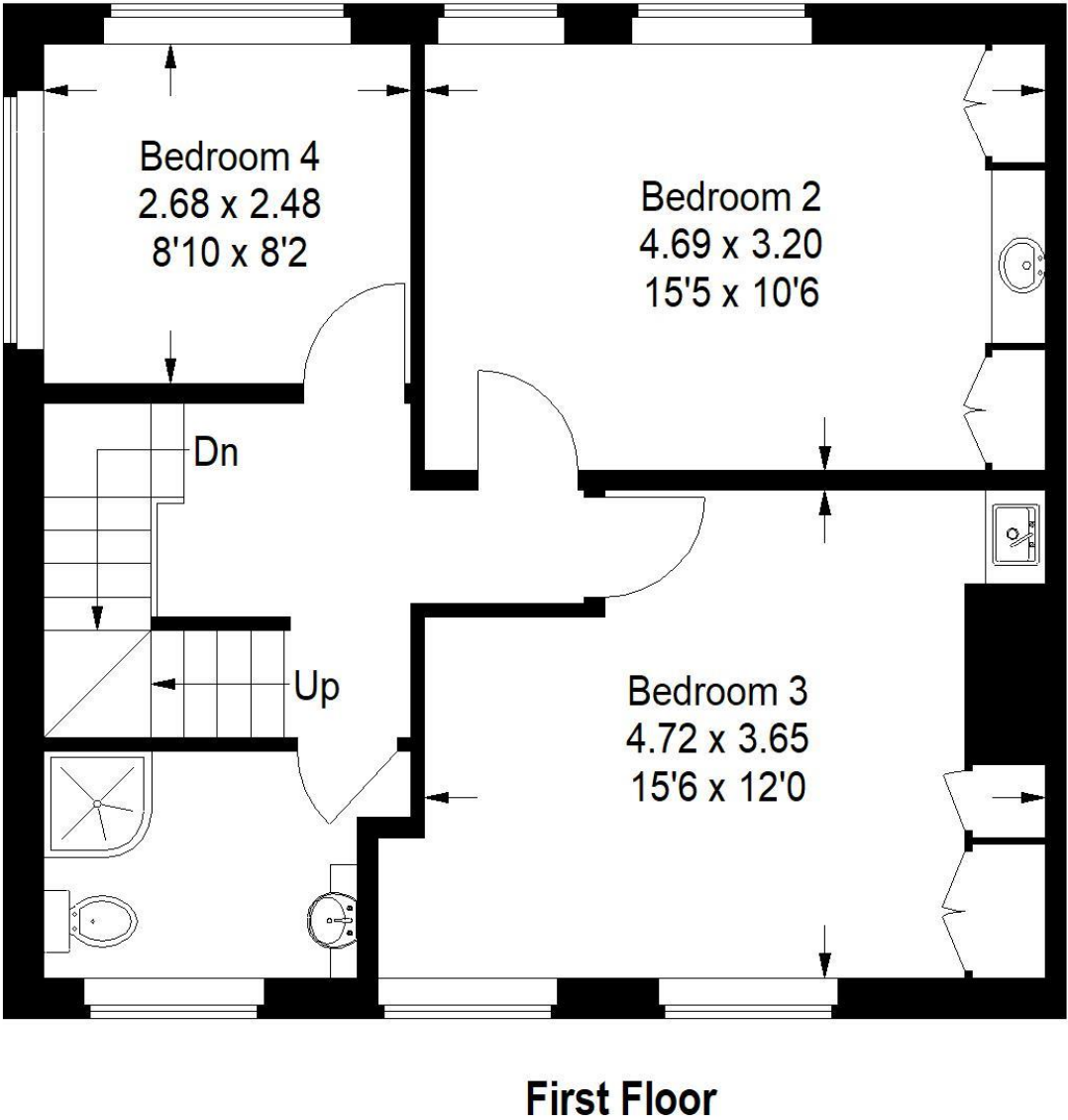
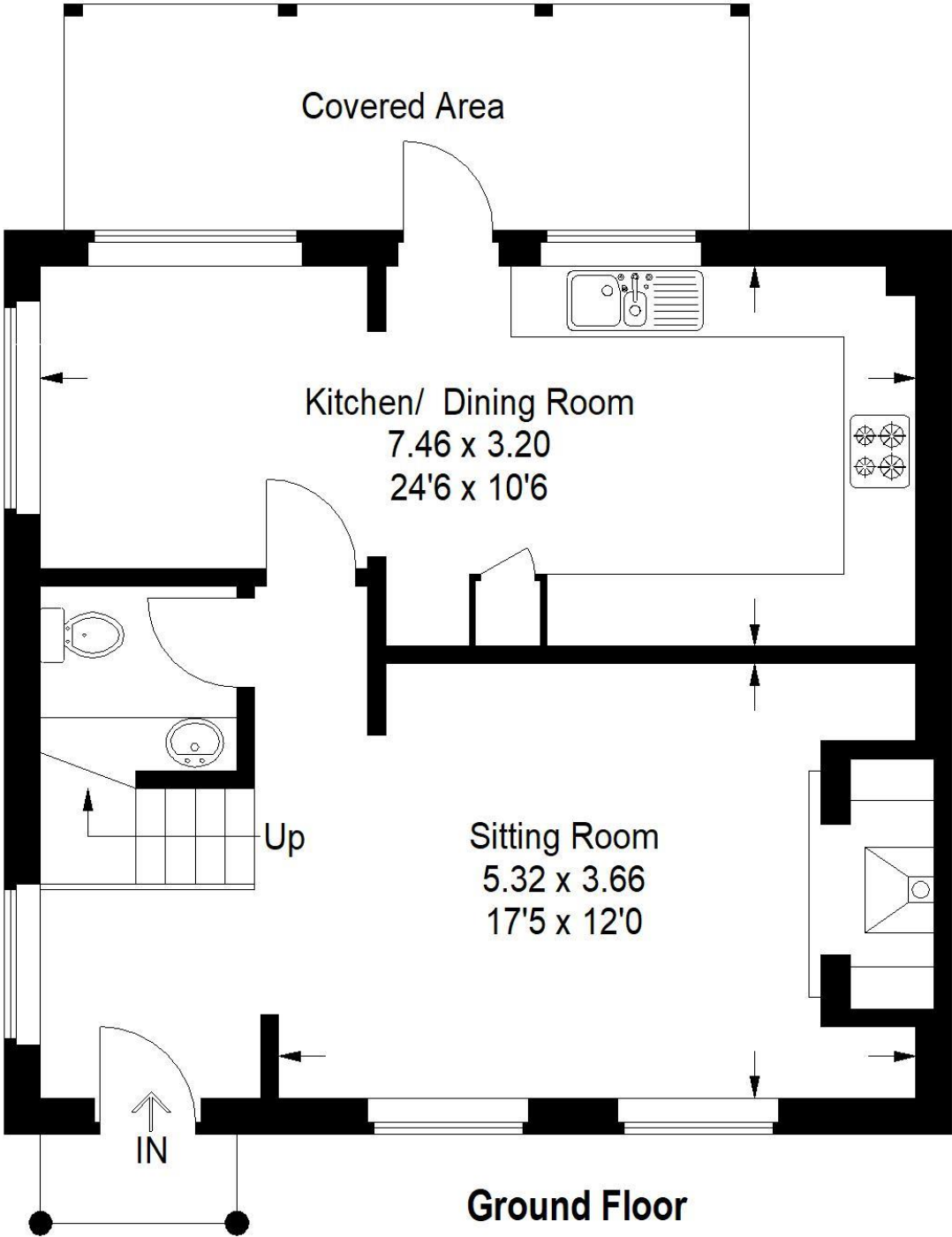
**Local Authority:** Waverley Borough Council. **Tax Band:** E

# Guildford Road, Cranleigh

Approximate Gross Internal Area  
Ground Floor = 52.1 sq m / 561 sq ft  
First Floor = 52.5 sq m / 565 sq ft  
Second Floor = 35.5 sq m / 382 sq ft  
Garage = 29 sq m / 312 sq ft  
Total = 169.1 sq m / 1820 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.



= Reduced headroom below 1.5 m / 5'0





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