



**Linden, New Park Road**  
**£1,875,000 - Freehold**

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Est. 1991



**\* Magnificent newly developed home \* Fabulous open plan kitchen/dining/family room \* Three further reception rooms \*  
\* Five double bedrooms \* Five Bath/shower rooms \* Impressive Principal top floor suite \*  
\* Walk in larder and separate utility room \* Generous landscaped garden \* Studio/Home office/gym with shower room \***

## **New Park Road, Cranleigh, GU6 7HJ £1,875,000 - Freehold**

A truly magnificent individual family home situated in one of Cranleigh's most desirable residential roads within walking distance of the village centre. Featuring an impressive high specification throughout, this completely redeveloped home offers five double bedrooms including an opulent principal suite occupying the whole top floor. The expansive open plan kitchen/dining/family room is a standout feature of the home with the stylish kitchen incorporating an island with bar seating, a fireplace with wood burning stove, herringbone wood flooring and ceiling lanterns to bring in lots of natural light. Adjoining the kitchen is a walk in larder. There are three further reception rooms including a sitting room with fitted media wall, a play room and a study. Furthermore at the rear of the landscaped garden is a superb versatile Studio outbuilding featuring bi-fold doors and an en-suite shower room. We highly recommend arranging an early visit to fully appreciate this superb quality home which is offered for sale with no onward chain.

### **Situation:**

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 Hall ~ Study:** 15' 2" x 8' 8" (4.63m x 2.64m) **~ Kitchen/Dining/Family Room:** 34' 6" x 19' 5" (10.51m x 5.92m) **~ Larder Utility:** 10' 5" x 9' 8" (3.18m x 2.95m) **~ Sitting Room:** 20' 6" x 11' 1" (6.26m x 3.38m) **~ Play Room:** 14' 11" x 9' 8" (4.54m x 2.95m) **~ Shower Room**

**First Floor: Bedroom 2 with ensuite:** 16' 5" x 15' 9" (5.00m x 4.79m) **~ Bedroom 3 with ensuite:** 16' 3" x 14' 4" (4.96m x 4.36m)  
**Bedroom 4:** 20' 7" x 11' 2" (6.27m x 3.40m) **~ Bedroom Five:** 20' 10" x 9' 8" (6.34m x 2.95m) **~ Bathroom**

**Second Floor: Principal Bedroom:** 16' 2" x 15' 8" (4.92m x 4.77m) **~ Dressing Room ~ Ensuite**

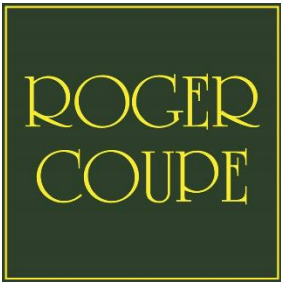
**Outside: Studio/Home Office with ensuite:** 18' 5" x 14' 10" (5.62m x 4.53m) **~ Garage:** 18' 7" x 9' 0" (5.66m x 2.75m)

Directions: From our office turn left into the High Street and proceed to the second mini roundabout, bearing left into Ewhurst Road. Take the second turning right into New Park Road, Linden will be found after a short distance 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.

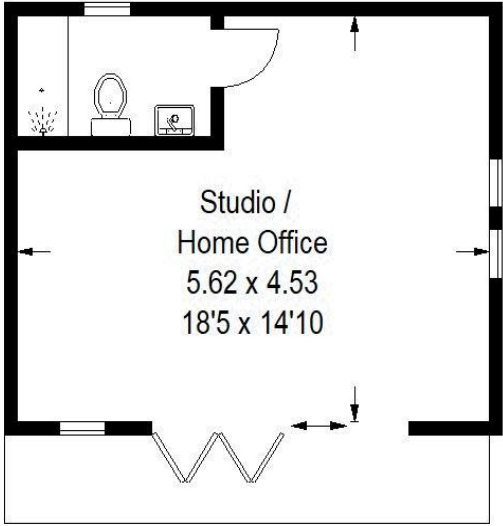
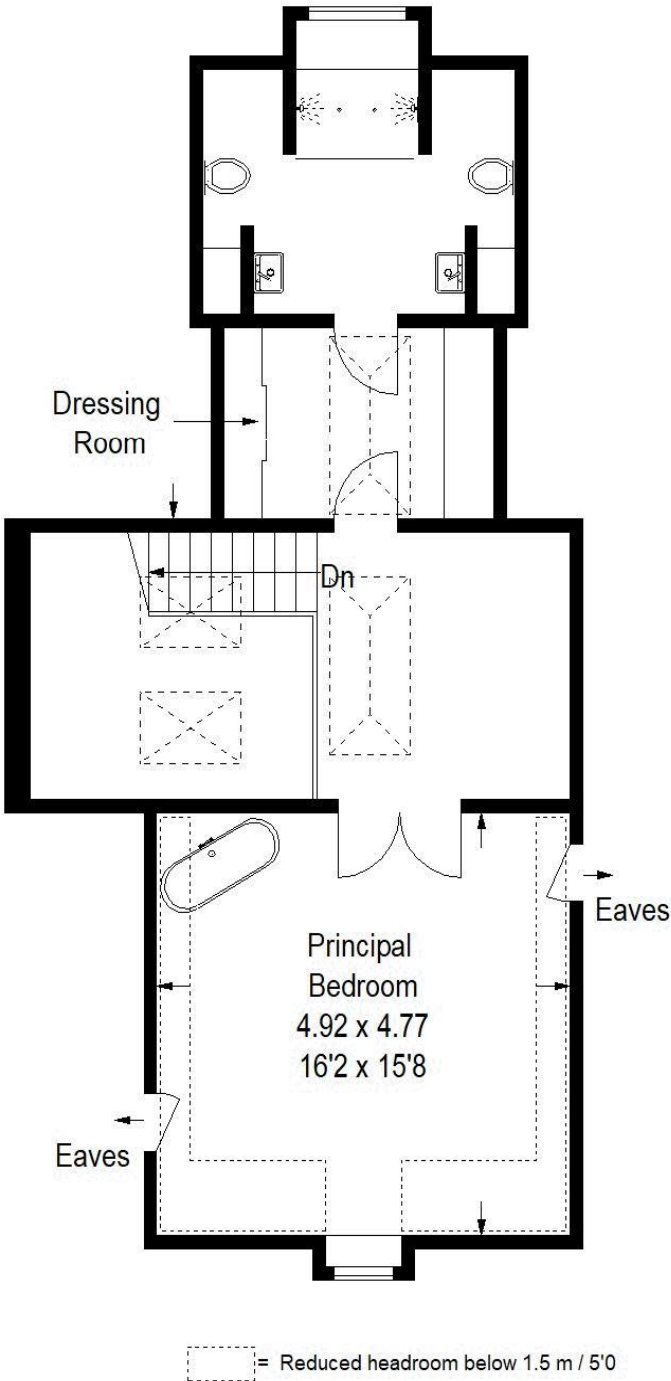
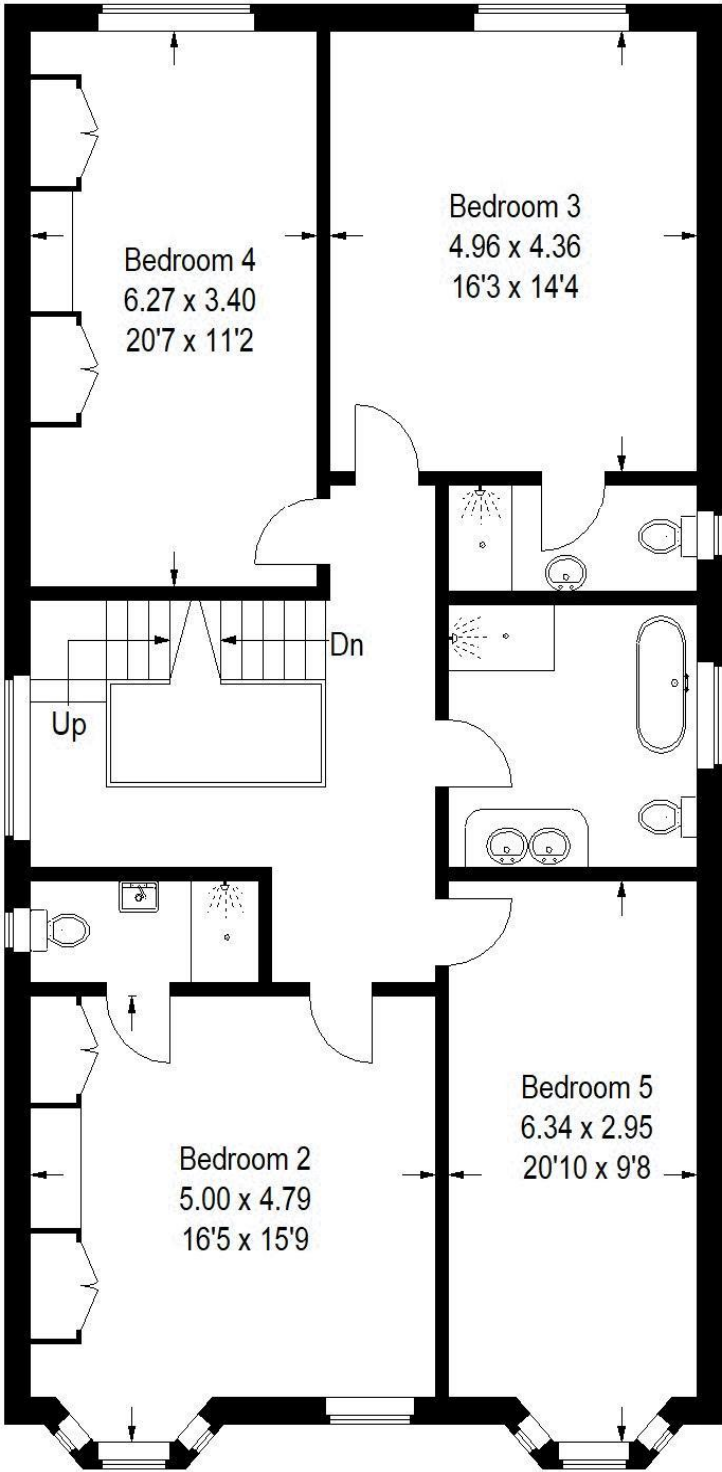
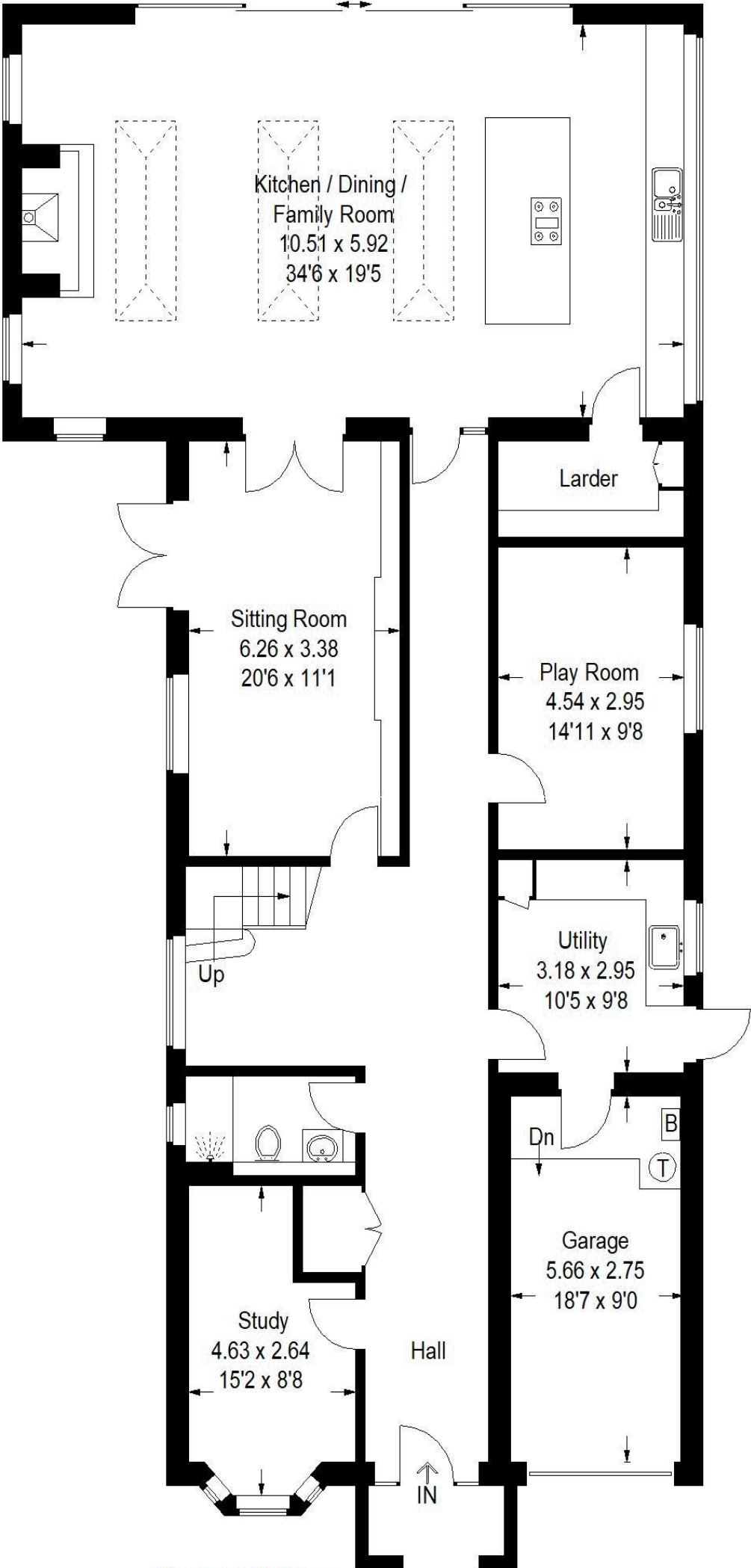
**Local Authority: Waverley Borough Council. Tax Band: F. EPC Rating: C**

# New Park Road, Cranleigh



Approximate Gross Internal Area  
Ground Floor (Including Garage) = 188.6 sq m / 2030 sq ft  
First Floor = 122.7 sq m / 1321 sq ft  
Second Floor = 61.2 sq m / 659 sq ft  
Studio / Home Office = 25.5 sq m / 274 sq ft  
Total = 398 sq m / 4284 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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