



35 Hewitts Road,
Cranleigh, GU6 8US
Asking Price: £425,000 Freehold

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ESTATE AGENT
Est. 1991

*** Two year old semi-detached home * Two double bedrooms * Two bathrooms *
* Sitting room with deep understairs storage * Kitchen/breakfast room *
* Driveway parking * Home office/studio * Legal fees paid if using SDC Solicitors * EPC Rating: B ***

A well presented two bedroom semi detached home built in 2022 on this popular development by Miller Homes, situated within a short, level walk of the village centre. The accommodation is arranged over two floors and is well presented throughout having a sitting room with deep understairs cupboard leading through to the fitted kitchen/breakfast room with double doors to the garden, utility room and ground floor cloakroom. Stairs rise to the first floor landing where there is a large linen cupboard and built in storage cupboard, principal bedroom with ensuite shower room, second double bedroom and a family bathroom. Outside, there is driveway parking for several cars and side access to the rear garden with paved patio stepping onto lawns and there is a very useful home office/studio at the foot of the garden. We highly recommend an early visit to this lovely home to fully appreciate the accommodation on offer. Special incentive: The seller will pay for legal fees bar disbursements if using SDC Solicitors.

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: 14' 0" x 11' 5" (4.26m x 3.47m) ~ Kitchen/Breakfast Room: 13' 1" x 11' 1" (4.00m x 3.39m) ~ Utility Cloakroom

First Floor: ~ Bedroom One: 11' 5" x 10' 4" (3.47m x 3.16m) ~ Ensuite: ~ Bedroom Two: 14' 8" x 10' 10" (4.48m x 3.30m) ~ Bathroom

Outside: ~ Studio/Home Office: 5' 7" x 5' 7" (1.70m x 1.70m)

Management Charge: £240 per annum approximately

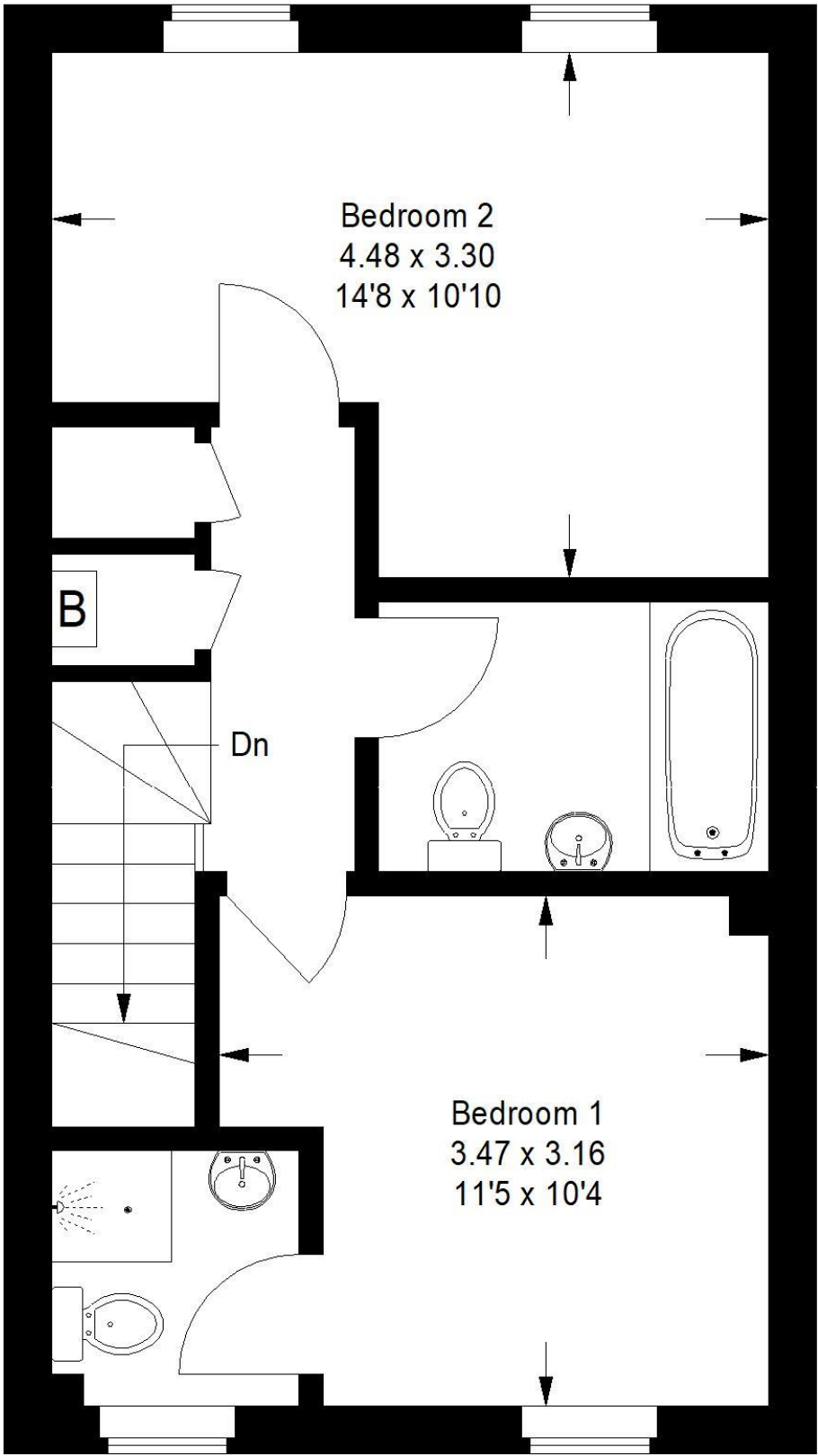
Directions:

From our office turn right into the High Street continuing to the third mini-roundabout turning left into the Elmbridge Road. Continue over the Elm bridge taking the first turning left into Newbridge Road which leads into Hewitts Road and the property can be found on the left hand side as the road bears round to the left at the end.

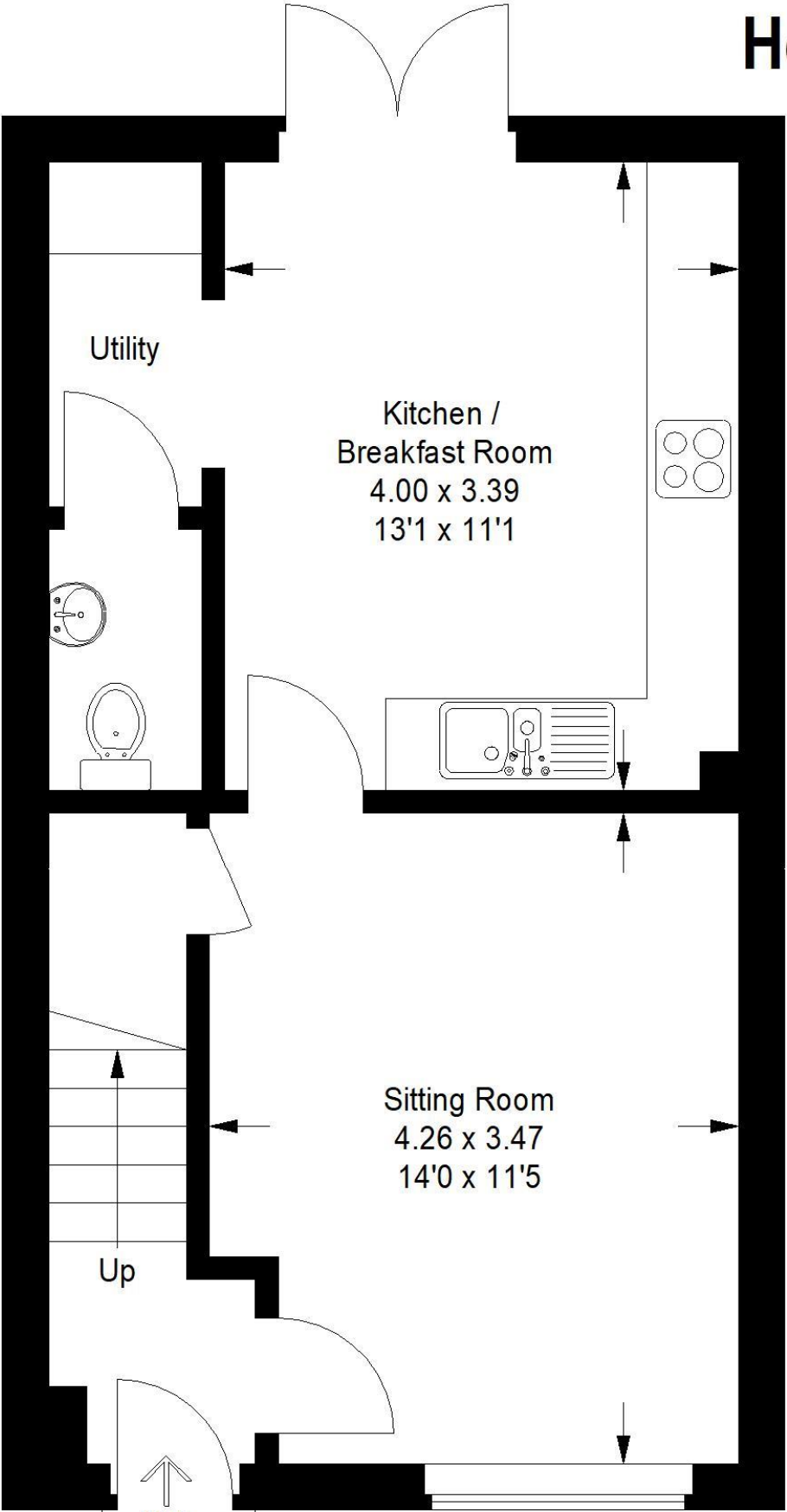
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or 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

Hewitts Road, Cranleigh

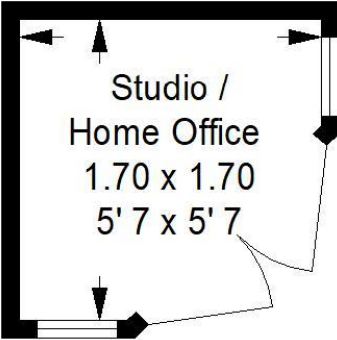
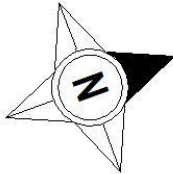


First Floor



Ground Floor

APPROX. GROSS
INTERNAL FLOOR AREA
House = 827 SQFT / 76.9 SQM
Studio = 25 SQFT / 2.3 SQM



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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