



1 Rose Cottage
Guildford Road, Cranleigh, GU6 8LS
Asking Price: £495,000 Freehold

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ESTATE AGENT
Est. 1991

*** Beautifully presented character semi-detached cottage * Three bedrooms * Impressive refitted kitchen/dining room ***
*** Spacious modern family bathroom * Utility room and ground floor cloakroom * Walking distance of village centre ***
Parking for several cars * EPC Rating: TBC *

A beautifully presented character, three bedroom, semi-detached cottage situated just on the edge of the village centre. The property is approached via a gravel driveway providing parking for several cars, front door to entrance hall leading into a fabulous refitted kitchen/dining room with a central island unit, utility and cloakroom off, sitting room running the full width of the property having an attractive open fireplace, fitted bookshelves and storage and stairs leading to the first floor. On the first floor, there are three bedrooms with the main bedroom having a super range of fitted wardrobe cupboards and a modern fitted family bathroom with separate bath and a separate shower enclosure. Outside, the gardens are predominately to the front enjoying a westerly aspect with areas of lawn and paved patio with flower and shrub borders around. The property is a walking distance of the village centre and is beautifully presented throughout and benefits from gas fired heating and double glazed windows and we highly recommend a visit to fully appreciate the accommodation on offer.

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: ~ Kitchen/Dining Room: 17' 7" x 13' 7" (5.35m x 4.14m) ~ Utility with Cloakroom: ~ Sitting Room: 21' 6" x 10' 0" (6.56m x 3.05m) ~ First Floor: ~ Bedroom One: 10' 6" x 10' 0" (3.19m x 3.04m) ~ Bedroom Two: 9' 9" x 8' 7" (2.97m x 2.61m) ~ Bedroom Three: 12' 0" x 6' 6" (3.66m x 1.98m) ~ Bathroom ~ Driveway Parking ~

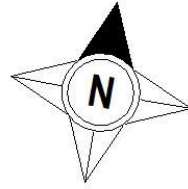
Directions:

From our office turn right into the High Street, continuing to the third mini-roundabout carrying straight on towards Shamley Green and the property can be found on the right hand side just after the common before reaching Notcutts Garden Centre.

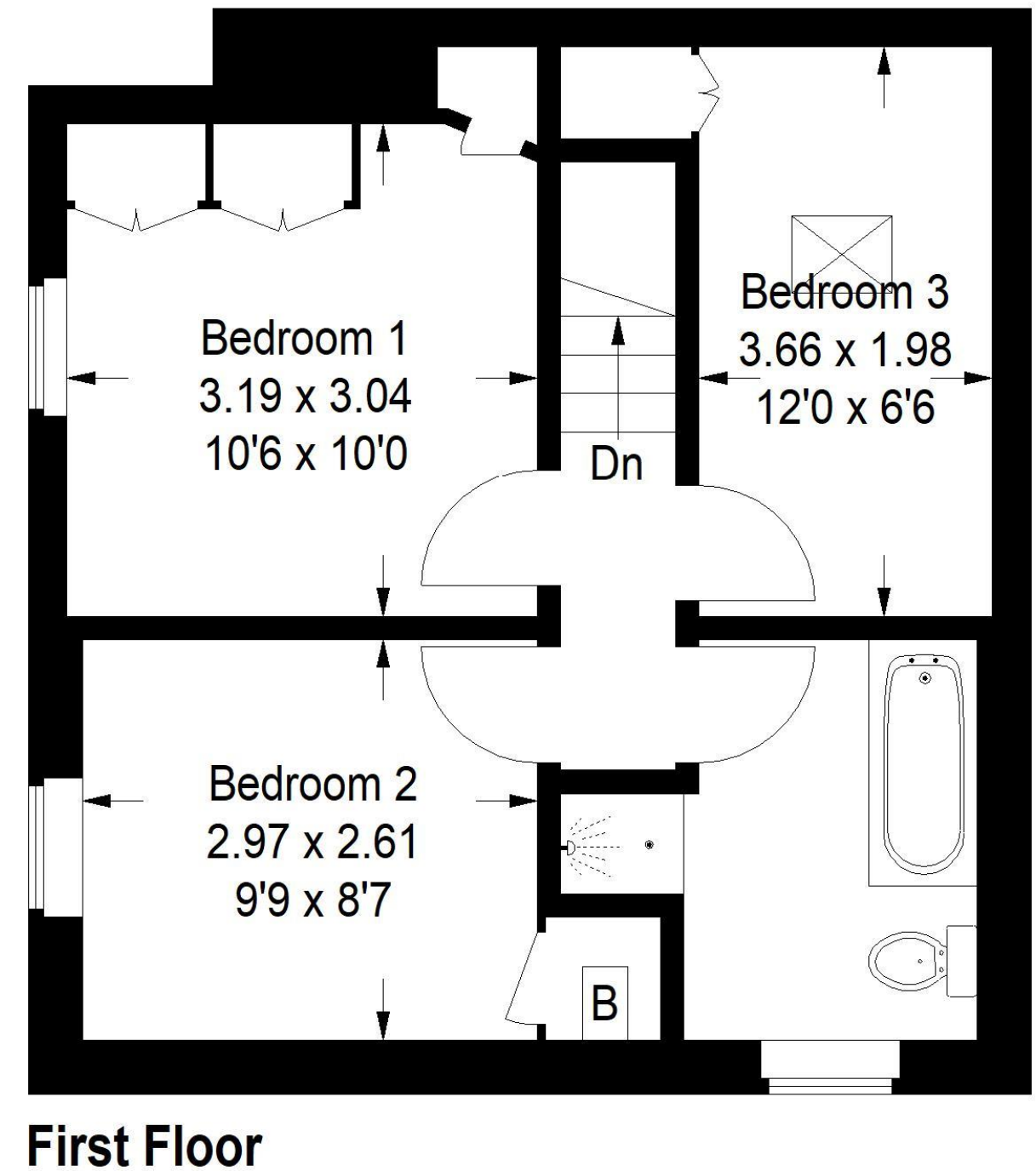
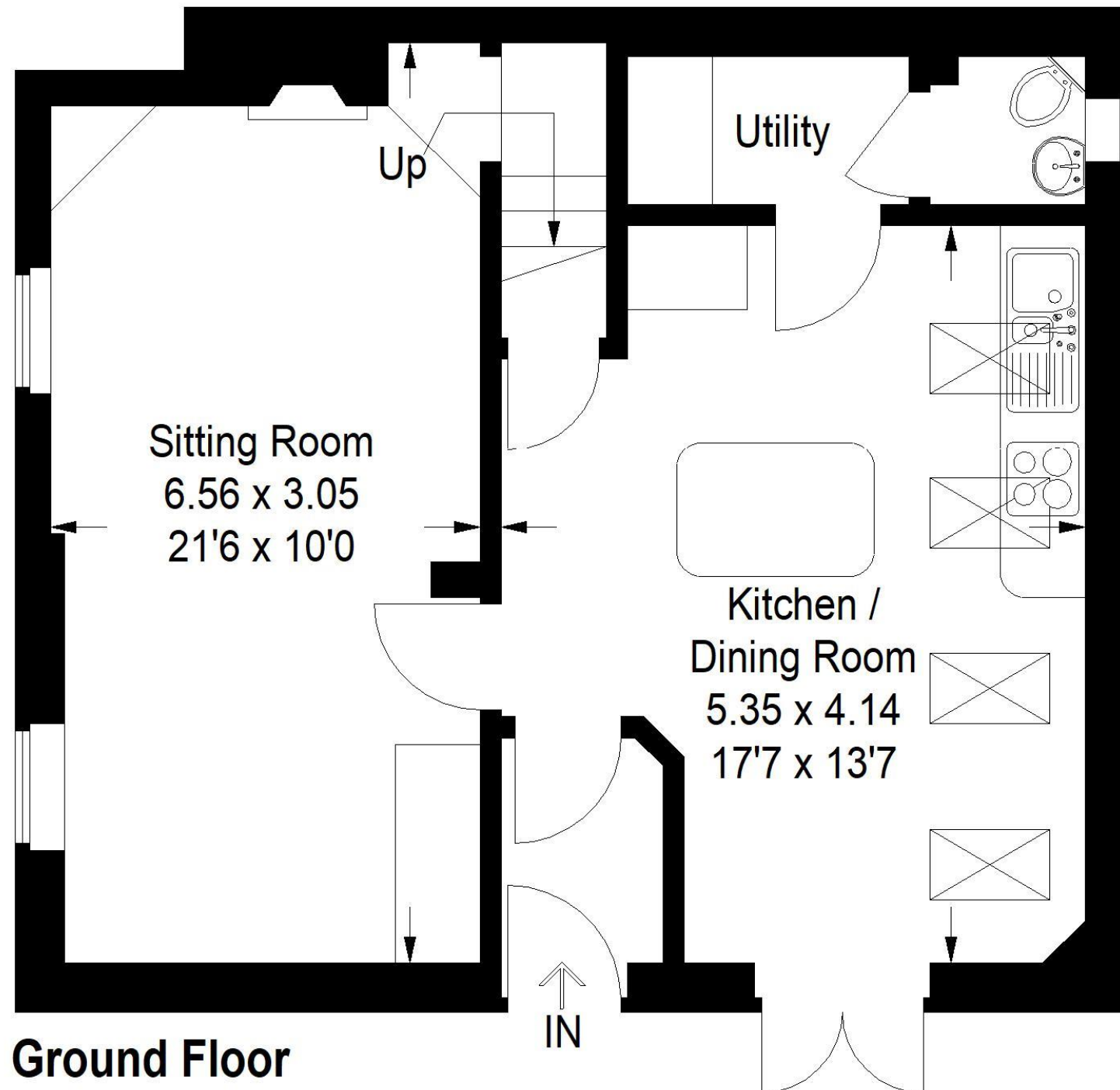
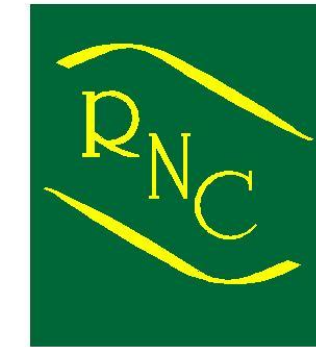
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or 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 = 47.5 sq m / 511 sq ft
First Floor = 36.9 sq m / 397 sq ft
Total = 84.4 sq m / 908 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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