



1 Maple Road,
Cranleigh, GU6 8UU
Asking Price: £575,000 Freehold

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ESTATE AGENT
Est. 1991

*** Well presented three bedroom detached home * Wide corner plot * Two reception rooms * Separate utility room ***
*** Two bathrooms * Ground floor cloakroom * Driveway parking for several cars and detached garage/office studio ***
*** South west facing landscaped garden * EPC Rating: B ***

A well presented three bedroom detached home built by Miller Homes in 2021 situated on a wide corner plot enjoying a south-westerly aspect. The accommodation is arranged over two floors featuring an entrance hall with cloakroom, double aspect sitting room with bay window, double aspect kitchen/dining room with double doors to the garden and utility room off with side door to driveway and garage. Stairs rise to the first floor where there is a principal bedroom suite with ensuite shower room, two further bedrooms and a family bathroom. Outside, there is driveway parking for several cars leading to the detached garage which has been converted into a home office/studio with store room to the rear. The property is situated on a wide corner plot with open plan lawns to the side and front, side gate to a landscaped rear garden which enjoys a south westerly aspect and has a paved patio leading to shaped lawns with flower and shrub borders all around, all retained by attractive brick walling. This development is conveniently located, close to the village centre with access from the development to the Downs Link footpath leading directly into the village centre. 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: ~ Entrance Hall: ~ Sitting Room: 17' 10" x 12' 3" (5.44m x 3.73m) ~ Cloakroom: ~ Kitchen/Dining Room: 17' 11" x 9' 7" (5.45m x 2.92m) Utility

First Floor: ~ Bedroom One: 14' 3" x 9' 11" (4.34m x 3.02m) ~ Ensuite: ~ Bedroom Two: 10' 10" x 9' 9" (3.30m x 2.98m)
Bedroom Three: 8' 5" x 7' 9" (2.57m x 2.35m) ~ Bathroom

Outside: ~ Garage/Home Office: 13' 3" x 8' 10" (4.05m x 2.68m) ~ Store

Management charge: £240 per annum

Directions:

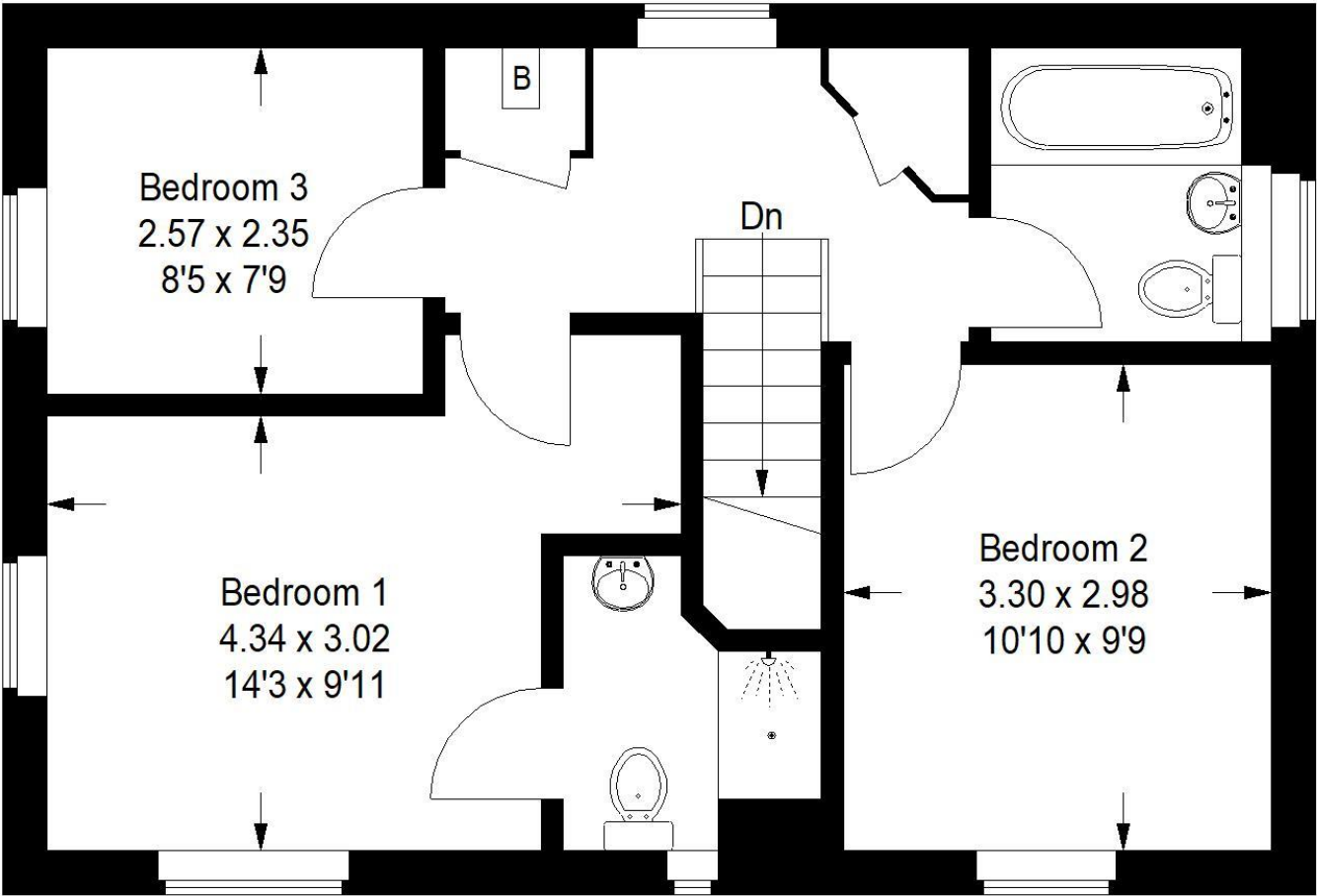
From our office, turn right into the High Street and continue to the second mini roundabout turning left into the Elmbridge Road and continue over the Elm Bridge. Take the first turning left after the bridge into Hewitts Road and Maple Road can be found half way along on the right hand side.

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.

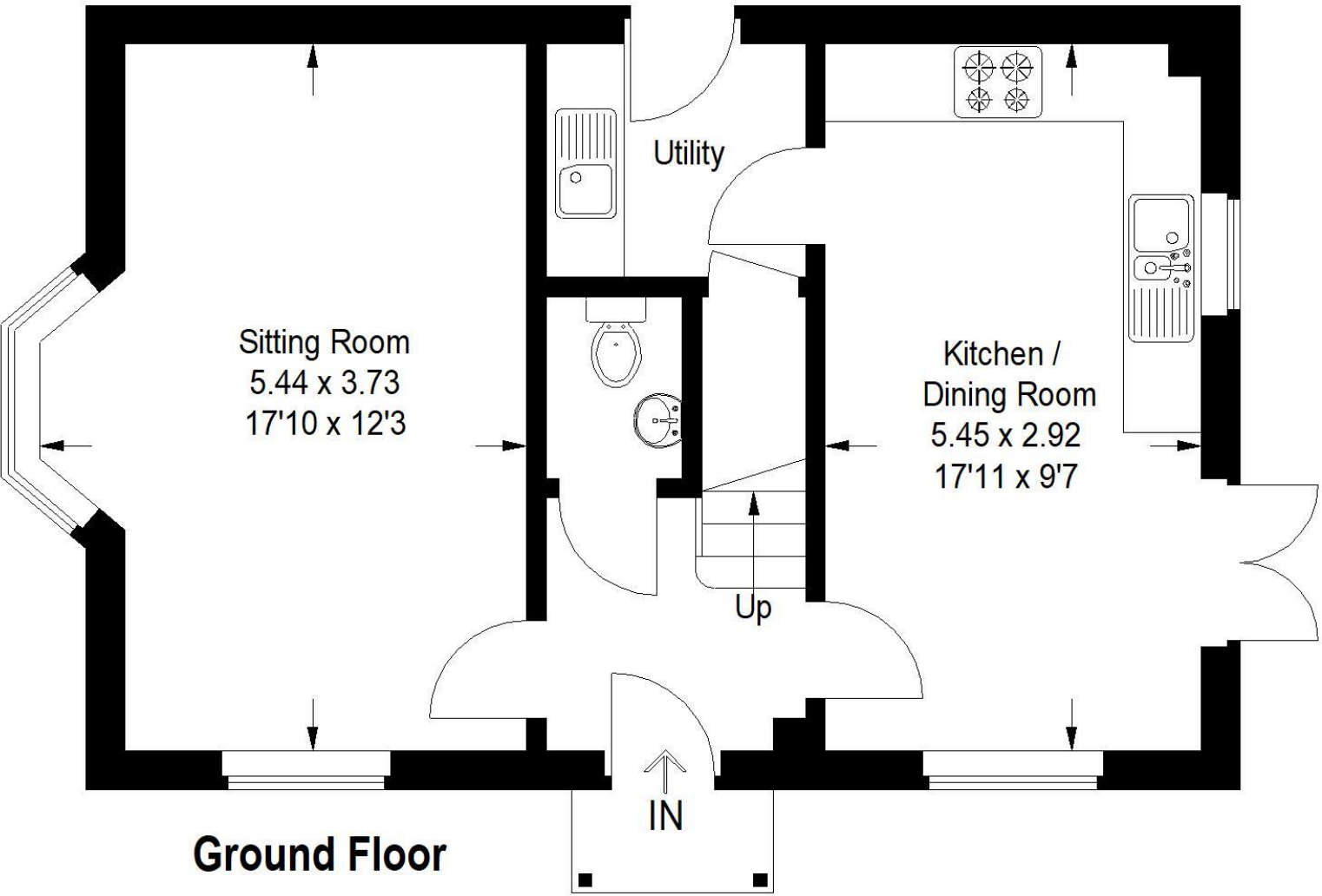
Local Authority: Waverley Borough Council. **Tax Band:** E

Maple Road, Cranleigh

Approximate Gross Internal Area
Ground Floor = 46.8 sq m / 504 sq ft
First Floor = 45.2 sq m / 486 sq ft
Studio / Home Office / Store = 16.6 sq m / 179 sq ft
Total = 108.6 sq m / 1169 sq ft

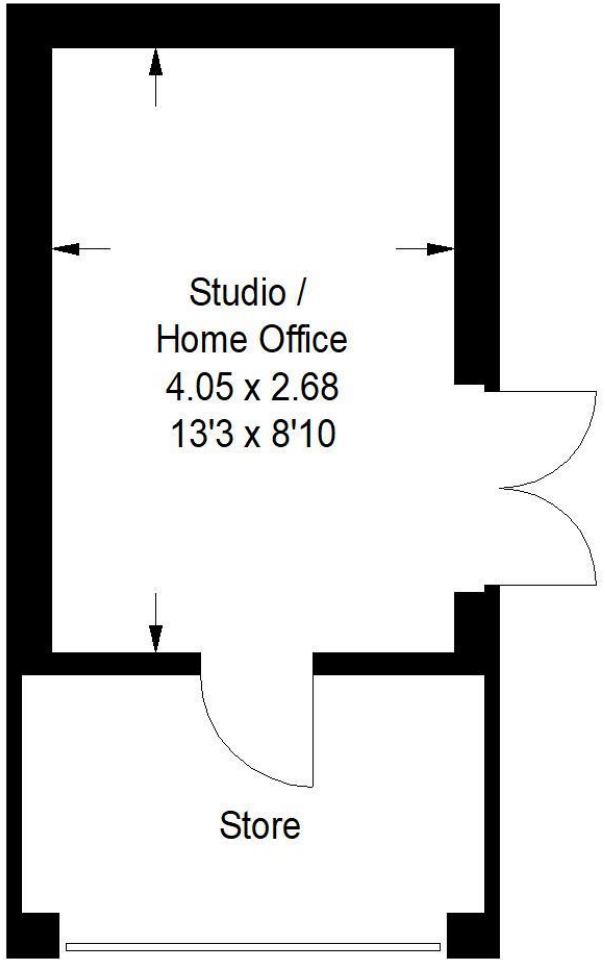


First Floor



Ground 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.



(Not in position)



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