



25 Sweeters Field Road,
Alfold, GU6 8UD
Asking Price: £744,500 Freehold

*** Spacious detached family home built by Cala Homes in 2019 * Open plan kitchen/dining/family room ***

*** Utility Room * Study * Four bedrooms * Three bathrooms ***

*** Parking and Garage * No onward chain * EPC Rating: C ***

A detached four bedroom family home, pleasantly situated within this small development built by Cala Homes in 2019. The accommodation is arranged over two floors with a welcoming reception hall, study, large kitchen/breakfast/family room, sitting room, separate utility room and cloakroom on the ground floor. Stairs rise to a bright, airy and spacious first floor landing, principal bedroom suite, ensuite shower room and dressing area, guest bedroom with ensuite shower room, two further double bedrooms and a family bathroom. Outside, there is plenty of off road parking leading to a single garage and a good sized garden plot to the rear with paved patio and lawns. The property is offered for sale with no onward chain.

The pretty Surrey village of Alfold is located approximately 4 miles from Cranleigh near the Sussex border. It has a general store and post office, church, and busy sports clubs. It has good road links to Guildford and Billingshurst for mainline train services to London and the south coast. A range of well-regarded state and private schools are within easy reach of the village. Cranleigh offers more comprehensive facilities including a wide variety of shops, pubs, restaurants and cafes, from independent retailers to well known brands including Marks and Spencers Food Hall and Sainsbury, as well as a weekly market and recreational facilities.

~ Accommodation ~

**Ground Floor: ~ Entrance Hall: ~ Study: 11' 0" x 10' 6" (3.36m x 3.20m) ~ Cloakroom: ~ Utility
Kitchen/Dining/Family Room: 27' 1" x 14' 7" (8.26m x 4.44m) ~ Sitting Room: 14' 5" x 13' 3" (4.39m x 4.03m)**

**First Floor: ~ Bedroom One: 13' 8" x 10' 6" (4.17m x 3.20m) ~ Dressing Room: ~ Ensuite: ~ Bedroom Two: 13' 8" x 10' 7" (4.17m x 3.22m) ~ Ensuite: ~
Bedroom Three: 10' 7" x 10' 1" (3.22m x 3.08m) ~ Bedroom Four: 10' 6" x 8' 8" (3.20m x 2.63m) ~ Family Bathroom**

Outside: ~ Garage: 20' 8" x 10' 2" (6.30m x 3.11m)

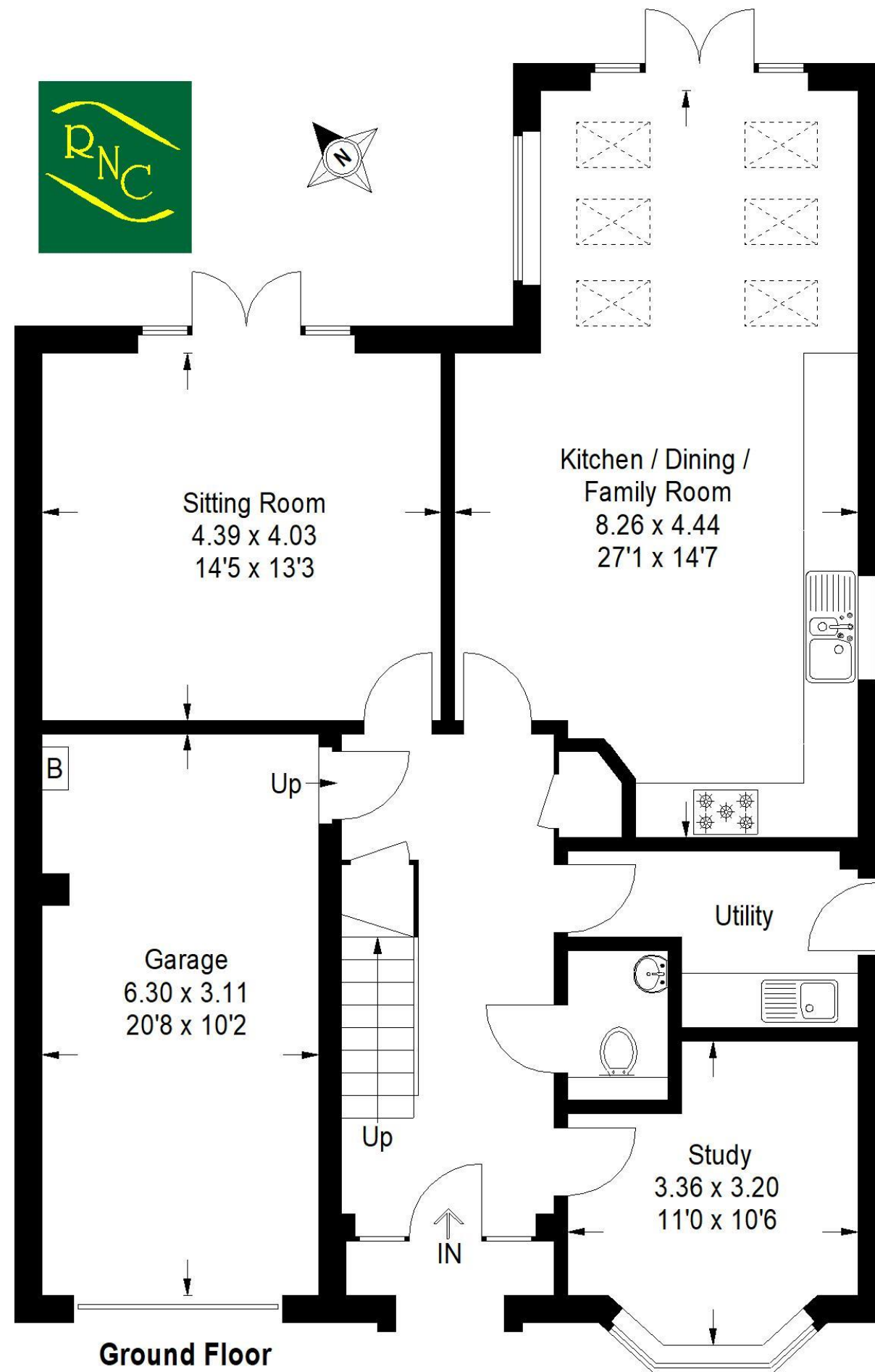
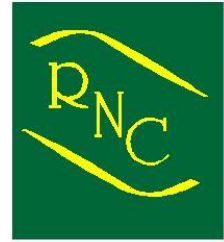
Services: Mains drains and calor gas heating

Directions:

From our office turn left into the High Street and immediately right into Knowle Lane. Continue for approximately two miles and turn right into Wildwood Lane. Proceed to the junction with the A281 and turn left, towards Horsham. Turn right at the Alfold Crossways and then immediately left towards Alfold and Loxwood (B2133). After approximately 3/4 of a mile, Sweeters Field can be found on the left. Follow the road down towards the end and number 25 can be found at the end on the left.

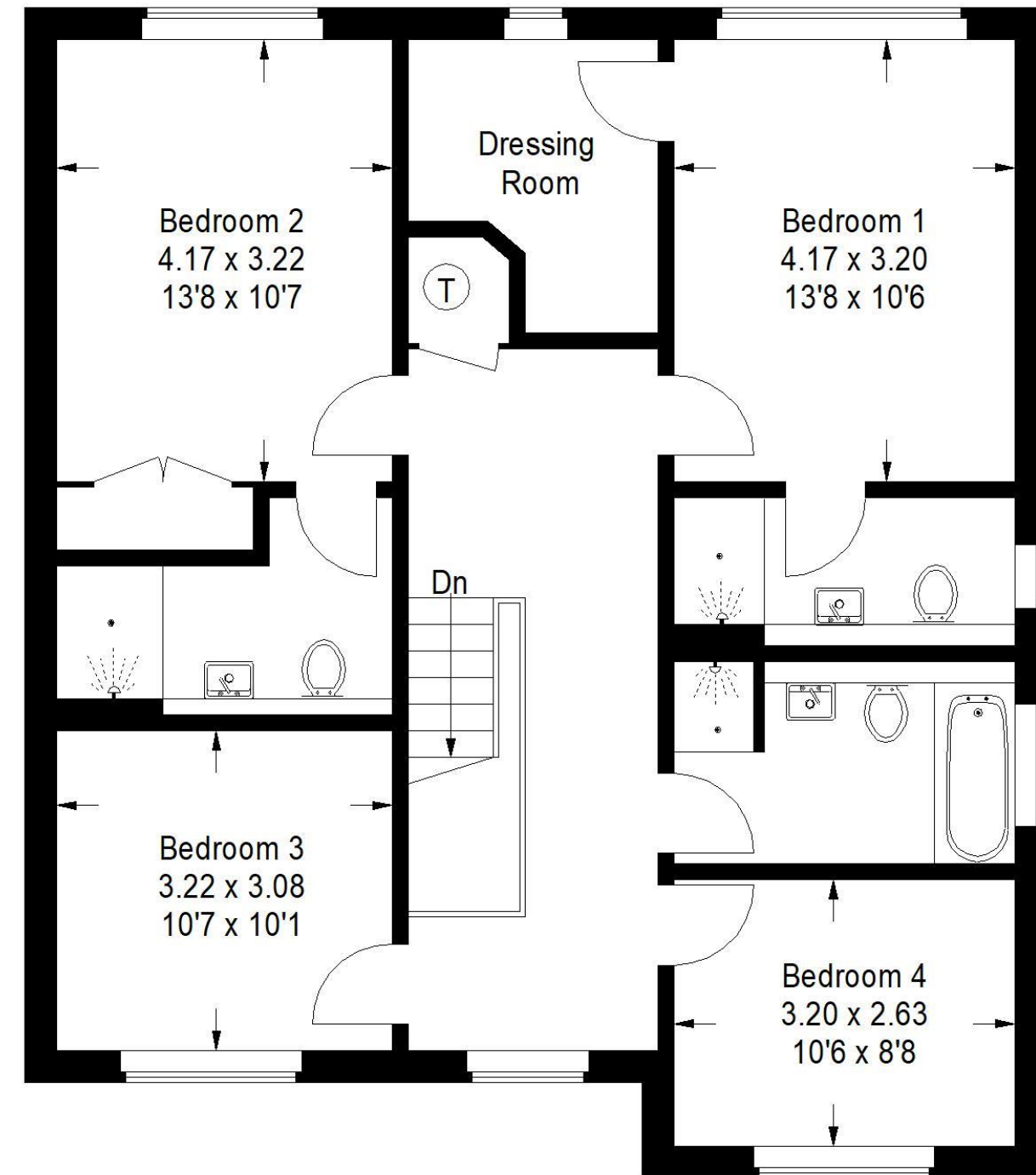
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or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



Sweeters Field, Alfold

Approximate Gross Internal Area
Ground Floor (Including Garage) = 103.8 sq m / 1117 sq ft
First Floor = 88.4 sq m / 951 sq ft
Total = 192.2 sq m / 2068 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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