



**3 Colley Gardens,  
Cranleigh, GU6 8GE  
Asking Price: £1,050,000 Freehold**

**ROGER COUPE**  
your local property experts

  
ESTATE AGENT  
Est. 1991

**\* Beautifully presented detached family home \* Four bedrooms \* Sitting room \*  
\* Impressive open plan kitchen/dining/family room \* Landscaped gardens \*  
\* West facing garden plot \* Walking distance to the village centre \* EPC Rating: B \* Fast EV Charger \***

**A superbly presented four bedroom detached family home situated on the highly sought after Phase 1 of the prestigious Berkeley Homes Development, within walking distance of the village centre. The property has a welcoming reception hall with cloakroom and utility cupboard off, well proportioned sitting room and a most impressive open plan kitchen/dining/family room with bifolding doors leading to the bright and sunny west facing garden. The ground floor benefits from underfloor heating. On the first floor there is a spacious landing and four good sized bedrooms with the principal bedroom having a dedicated dressing area with fitted wardrobe cupboards and an ensuite bathroom and family bathroom completes the first floor accommodation. Outside, there is a single garage with plenty of driveway parking and fast EV charger, side access to the rear garden which is a lovely feature of the property, being beautifully landscaped with paved patio and shaped lawns, bordered by well stocked flower and shrub borders and pleached trees, giving good degrees of privacy. We highly recommend an early visit to fully appreciate the accommodation and convenient location 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 Hallway: ~ Sitting Room: 17' 5" x 14' 11" (5.32m x 4.55m) ~ Kitchen/Family/Dining Room: 23' 8" x 22' 5" (7.22m x 6.84m)  
Cloakroom: ~ Utility Cupboard**

**First Floor: ~ Bedroom One with Ensuite: 16' 11" x 13' 3" (5.16m x 4.05m) ~ Bedroom Two: 13' 5" x 9' 10" (4.08m x 3.00m)  
Bedroom Three: 10' 0" x 9' 10" (3.04m x 3.00m) ~ Bedroom Four: 10' 0" x 10' 0" (3.06m x 3.06m) ~ Bathroom**

**Outside: ~ Garage: 19' 11" x 10' 1" (6.08m x 3.07m)**

#### **Directions:**

From our office, turn left into the High Street and first right into Knowle Lane and take the first turning right into Newlands and first right again into Colley Gardens and the property can 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.

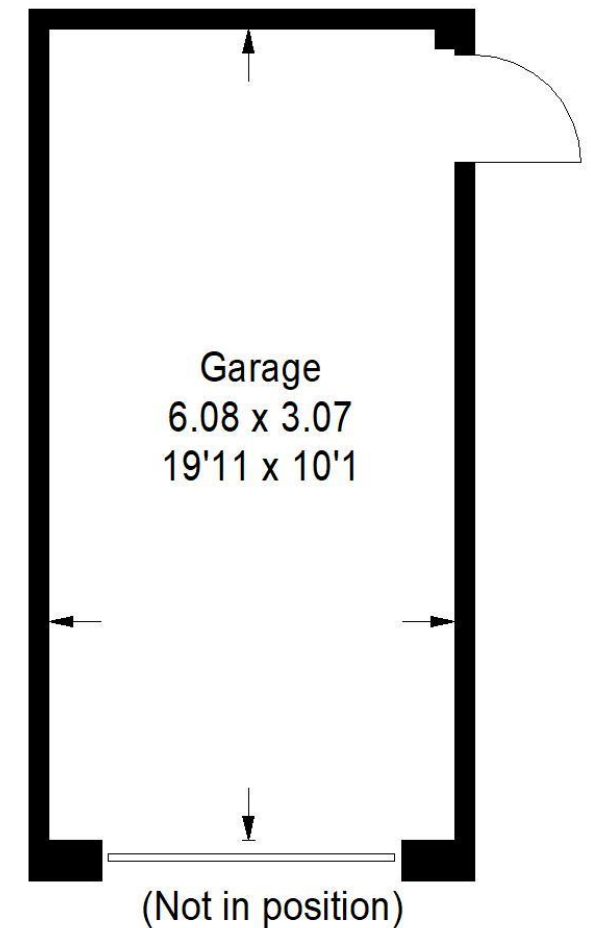
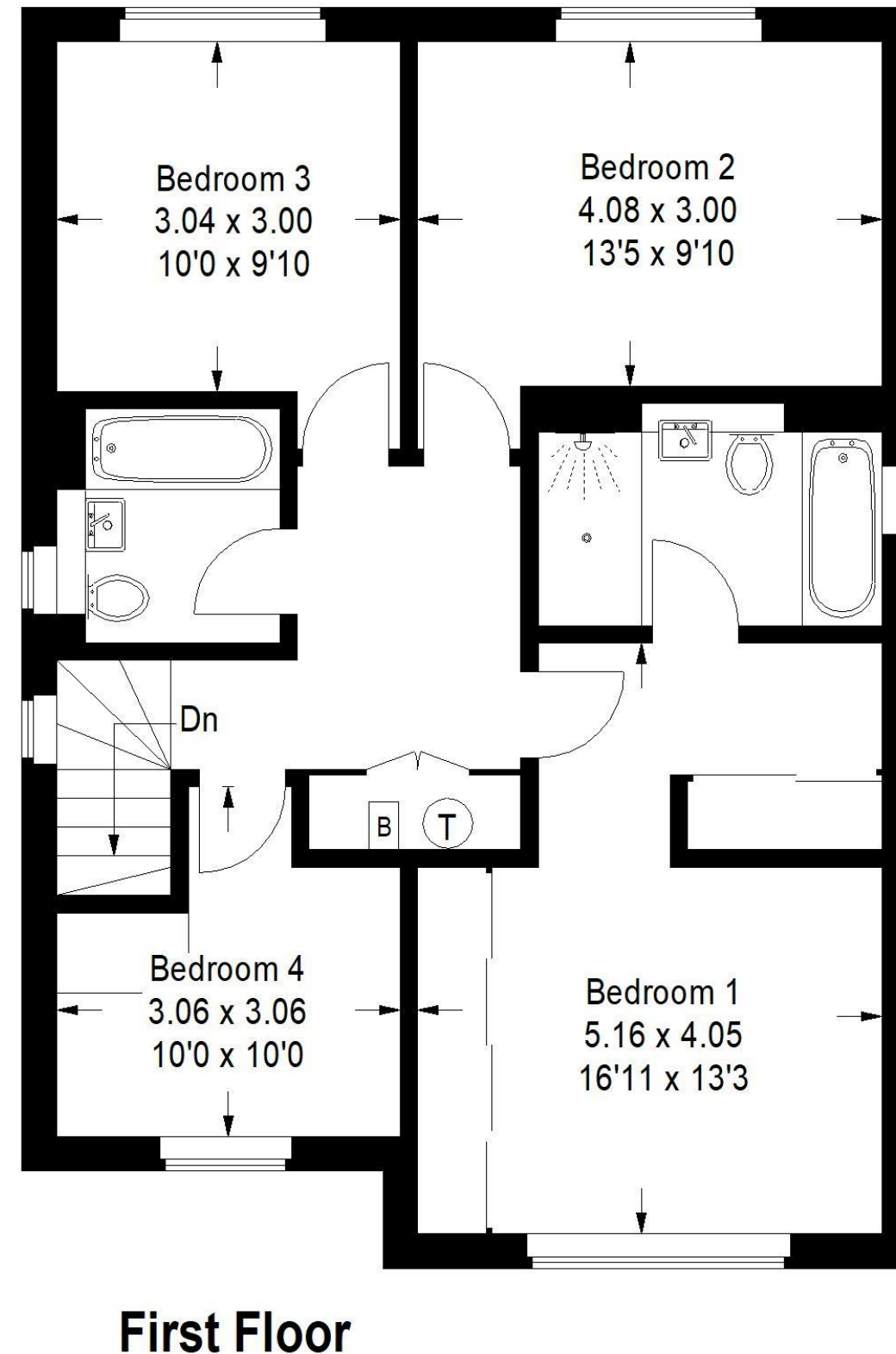
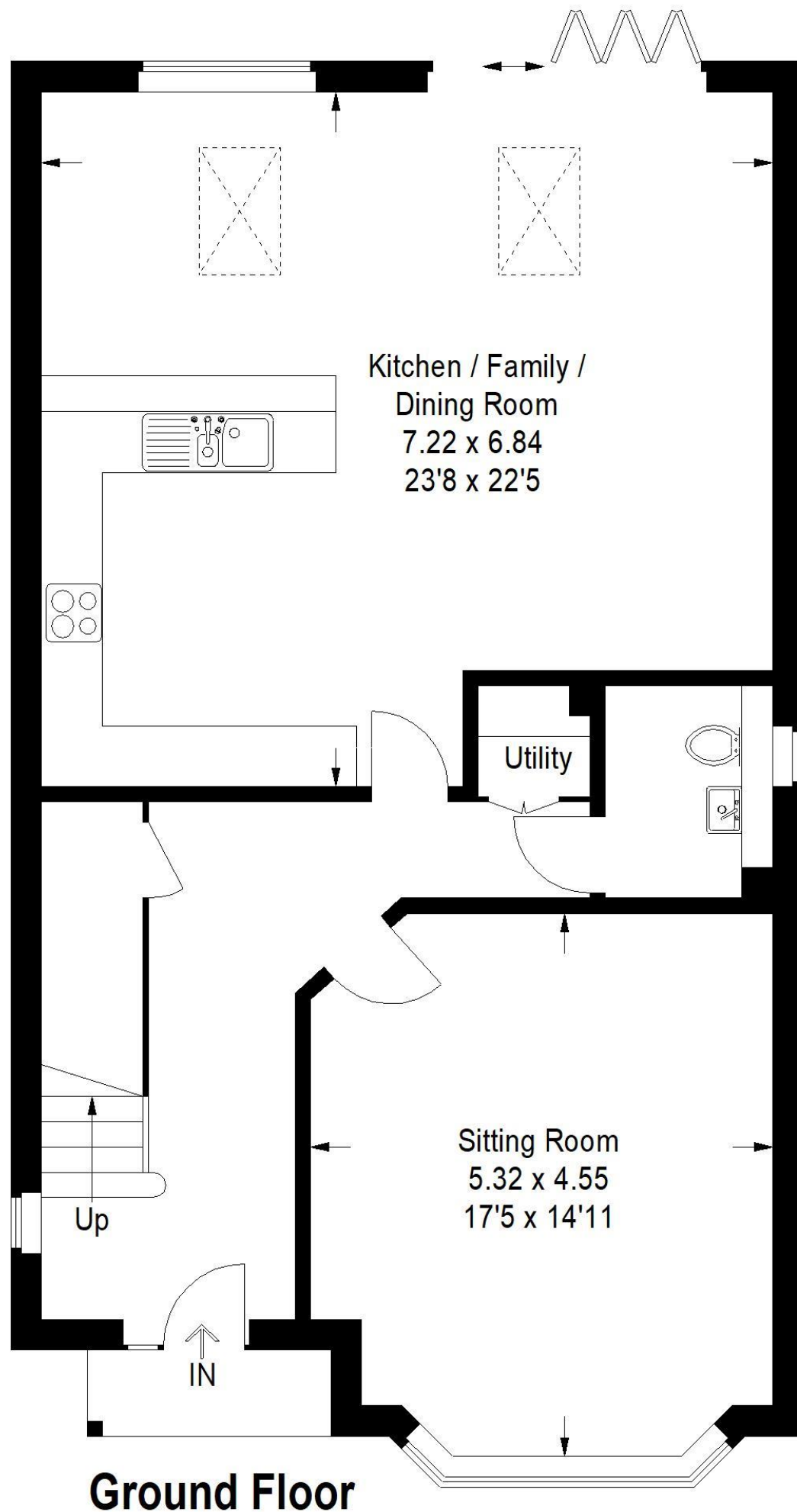
**Local Authority:** Waverley Borough Council. **Tax Band:** G

# Colley Gardens, Cranleigh

Approximate Gross Internal Area  
Ground Floor = 93.3 sq m / 1004 sq ft  
First Floor = 71.2 sq m / 766 sq ft  
Garage = 18.6 sq m / 200 sq ft  
Total = 183.1 sq m / 1970 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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