



16 Mead Road,
Cranleigh, GU6 7BG
Asking Price: Offers in Excess of £700,000

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ESTATE AGENT
Est. 1991

- * **Stunning home in central position** * **South facing garden with home office/gym** *
- * **Extended luxury kitchen/dining room** * * **Tastefully updated and improved throughout** *
- * **3 generous bedrooms, en-suite to main bedroom** * **Landscaped garden with 2 patio areas** *
- * **Utility room** * **cloakroom** * **Off street parking for 2 cars** * **EPC Rating: F** *

An exceptionally presented central village character home, stylishly updated throughout and sympathetically extended to create a stunning family residence benefitting from a South facing garden with a home office/gym ideal for anyone who works from home. The traditional layout has been opened up to create spacious open plan rooms including a 25 ft sitting/family room with open fire and traditional bay window. The kitchen/dining room is a standout feature of the home having been extended with underfloor heating and includes a large island with breakfast bar, roof lanterns and bifold doors to the rear. Adjoining the kitchen is a useful utility room and a cloakroom completes the ground floor. The first floor comprises two good sized bedrooms and the beautifully appointed family bath and shower room. Continuing to the top floor the principal bedroom is another lovely feature, the large double bedroom features a free-standing bath under the window and an en-suite shower room. We highly recommend arranging a viewing to fully appreciate this quality home.

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, 140 Fashion store, 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/Family Room:** 25' 0" x 11' 11" (7.63m x 3.62m) ~ **Kitchen/dining room:** 27' 8" x 14' 6" (8.43m x 4.41m)
Utility room ~ **Cloakroom**

First Floor: ~ **Bedroom Two:** 14' 11" x 11' 0" (4.55m x 3.35m) ~ **Bedroom Three:** 11' 7" x 9' 1" (3.52m x 2.78m) ~ **Family bathroom**

Second Floor: ~ **Bedroom One:** 18' 11" x 10' 6" (5.77m x 3.20m) ~ **En-suite shower room**

Outside: ~ **South facing garden** ~ **Home Office/Gym:** 11' 4" x 11' 4" (3.46m x 3.45m)

Services: All mains services connected

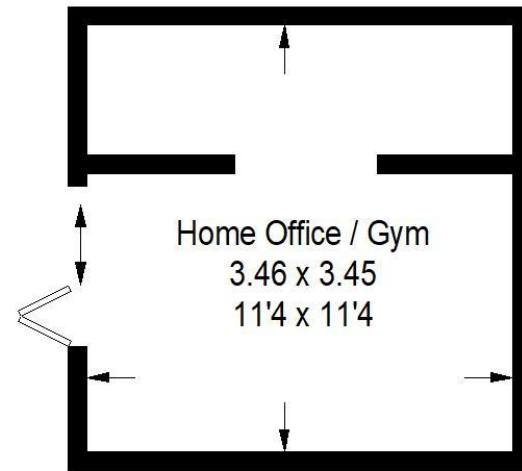
Directions:

From the High Street turn left at the Obelisk roundabout onto Ewhurst Road. Take the next turning on the right into Mead Road and no.16 will be found after a short distance on the right hand side.

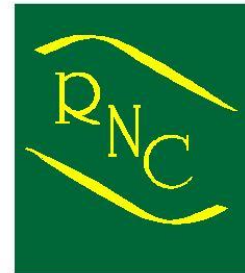
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or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

Mead Road, Cranleigh




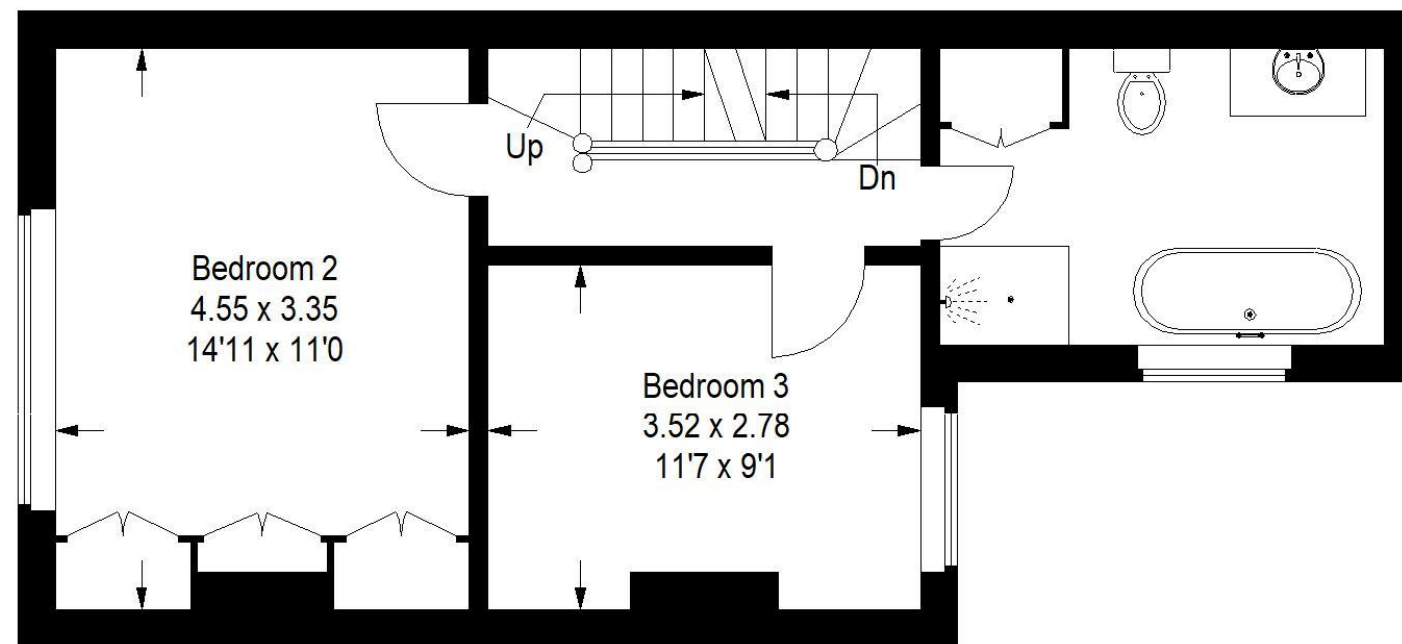
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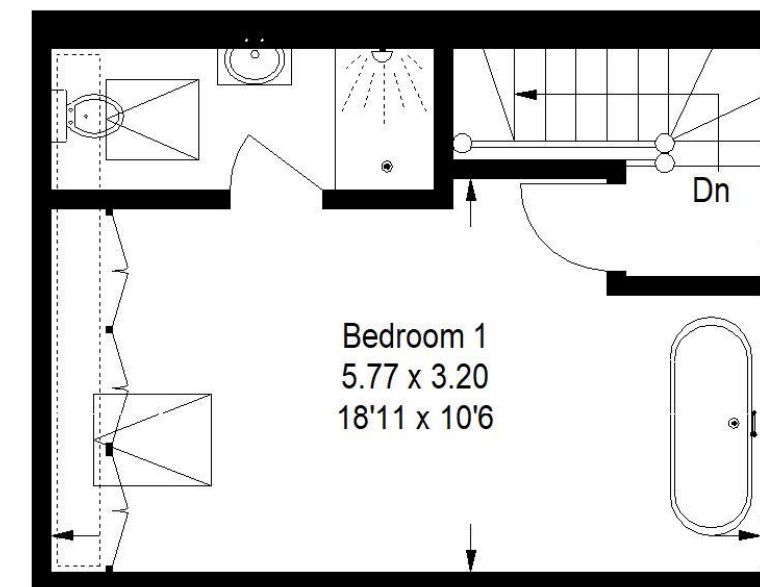
Approximate Gross Internal Area
Ground Floor = 69.9 sq m / 752 sq ft
First Floor = 40.8 sq m / 439 sq ft
Second Floor = 24.4 sq m / 263 sq ft
Home Office / Gym = 11.9 sq m / 128 sq ft
Total = 147 sq m / 1582 sq ft



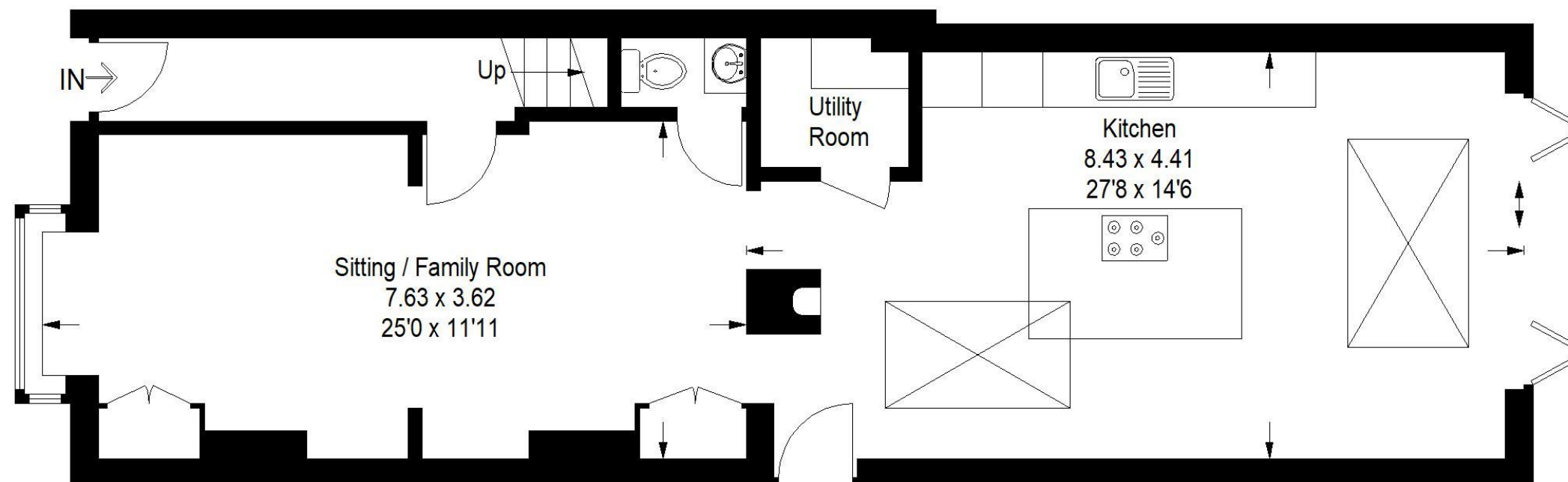
 = Reduced headroom
below 1.5 m / 5'0



First Floor



Second 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.



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