



**Cherries Cottage**

**Horsham Road, Cranleigh, GU6 8DJ**

**Asking Price: £625,000 Freehold**

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**ESTATE AGENT**  
Est. 1991



**\* Detached character cottage \* Three reception rooms \* Two double bedrooms \*  
\* Two bathrooms \* Driveway and garage \*  
\* West facing landscaped garden \* EPC Rating: E \***

**A pretty double fronted character detached cottage conveniently situated on a good size garden plot within walking distance of the village centre. Cherries is a delightful character home offering a spacious arrangement of accommodation arranged over two floors having a sitting room, study/snug, dining room, fitted kitchen and utility/cloakroom on the ground floor. Stairs rise to the first floor where there are two double sized bedrooms and two bathrooms, one of which is ensuite to the principal bedroom. The property is well presented throughout and benefits from double glazed windows and gas fired heating. Outside, there is a large gravel driveway providing plenty of parking leading to a single garage, a beautiful landscaped garden to the rear with patio area stepping onto shaped lawns with well stocked flower and shrub borders in and around, fish pond and two substantial garden sheds. We highly recommend a viewing to fully appreciate this delightful character home and its most convenient location.**

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: 14' 11" x 11' 10" (4.55m x 3.61m) ~ Study/Family Room: 11' 10" x 11' 2" (3.61m x 3.40m)  
Kitchen: 17' 9" x 7' 10" (5.40m x 2.38m) ~ Utility/Cloakroom: 9' 11" x 7' 9" (3.01m x 2.35m) ~ Garden/Dining Room: 16' 10" x 12' 2" (5.14m x 3.70m)**

**First Floor: ~ Bedroom One: 11' 10" x 10' 7" (3.61m x 3.22m) ~ Ensuite: ~ Bedroom Two: 11' 11" x 11' 3" (3.62m x 3.43m) ~ Bathroom**

**Outside: ~ Garage: 16' 11" x 8' 6" (5.15m x 2.60m)**

#### **Directions:**

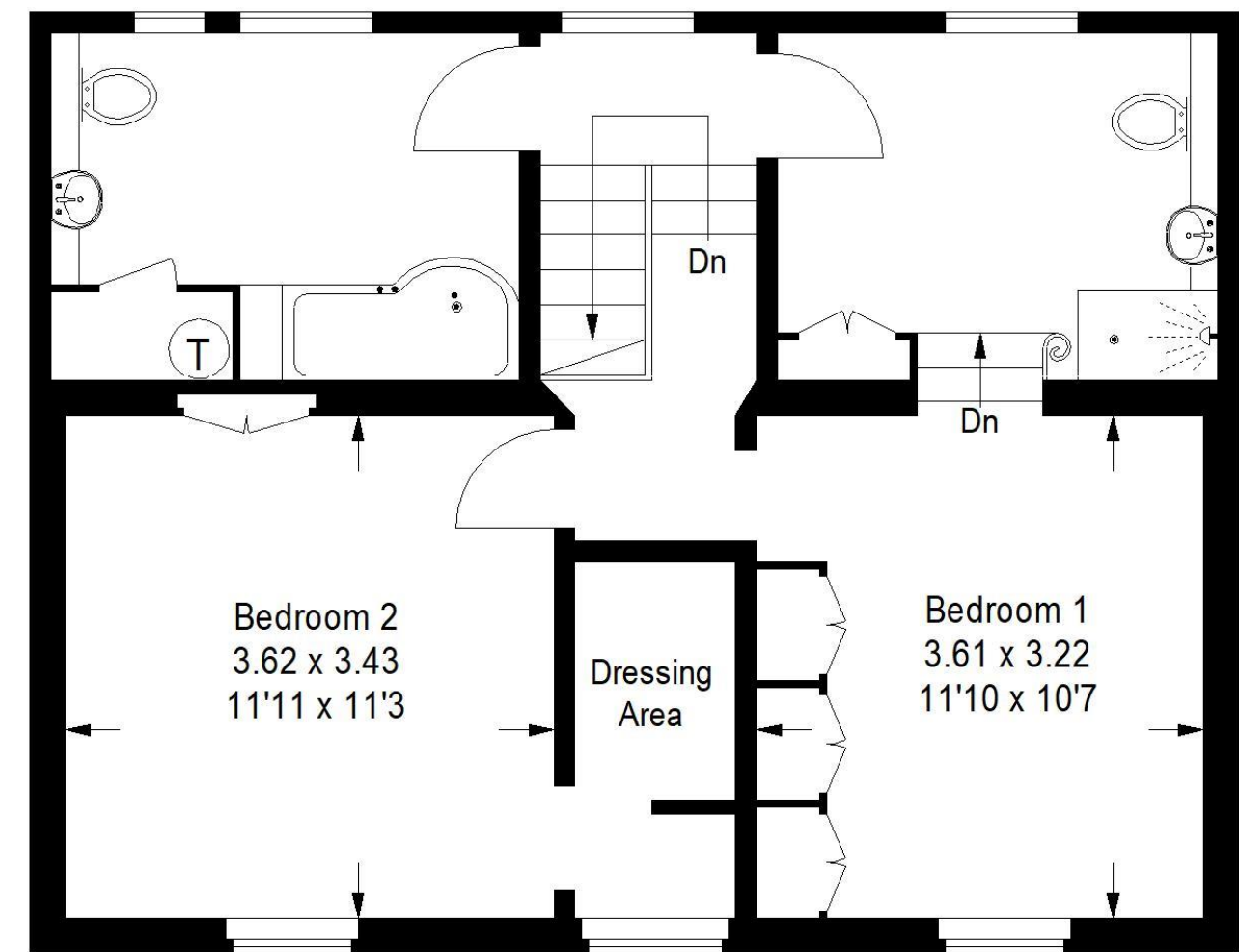
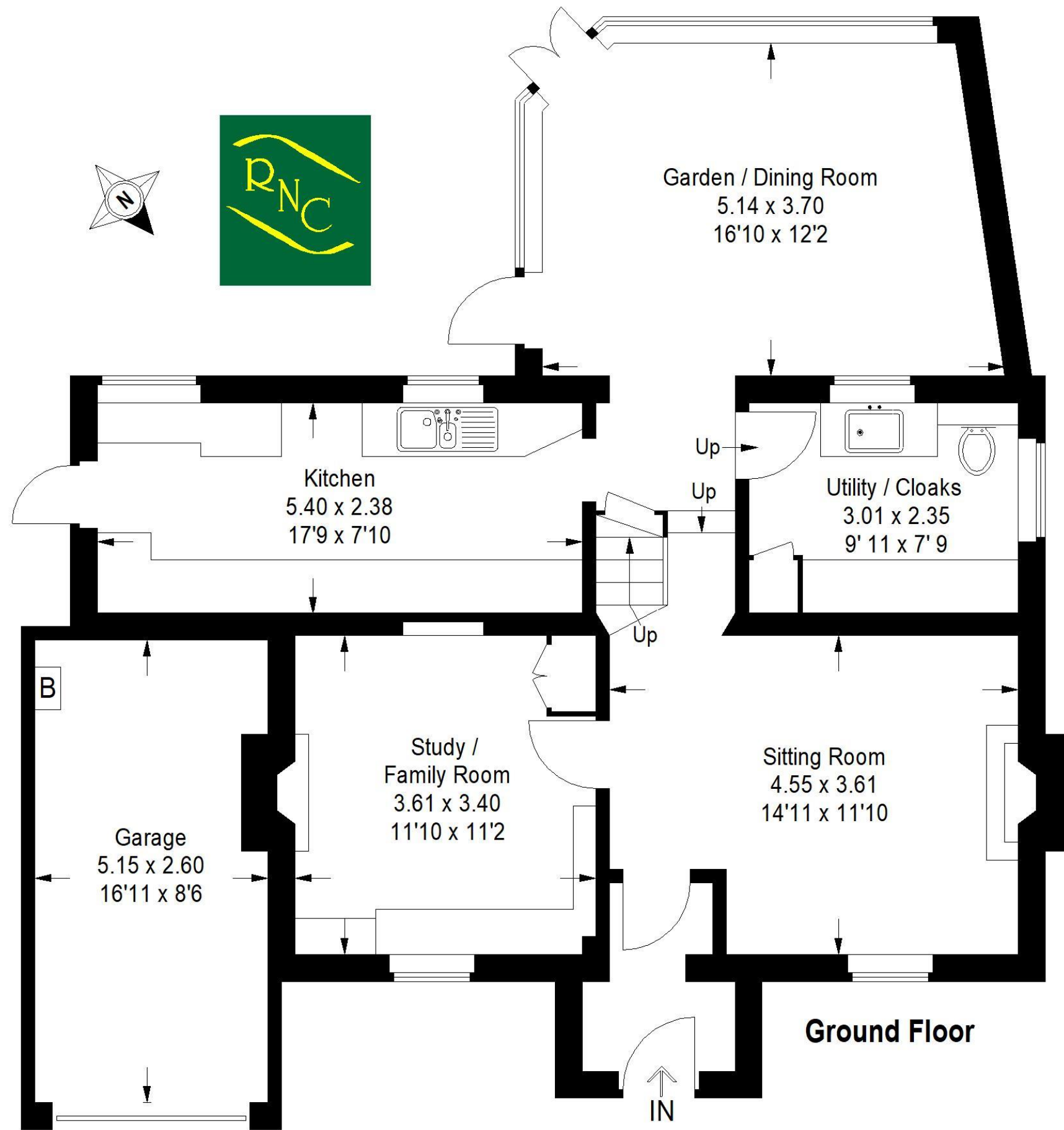
From our office, turn left into the High Street and continue to the second mini roundabout carrying straight on into the Horsham Road and Cherries can be found immediately on the right hand side just past Overford Drive.

**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

# Cherries, Horsham Road, Cranleigh

Approximate Gross Internal Area  
Ground Floor = 77.1 sq m / 830 sq ft  
First Floor = 52.2 sq m / 562 sq ft  
Garage = 13.4 sq m / 144 sq ft  
Total = 142.7 sq m / 1536 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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