



Oak Tree Cottage
Knowle Lane, Cranleigh, GU6 8JN
Asking Price: £680,000 Freehold

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ESTATE AGENT
Est. 1991

*** Four bedroom semi detached house * Superb semi rural location * Well proportioned rooms * Two bathrooms *
* Gas fired heating * Driveway parking for several cars * Detached double garage * EPC Rating: E ***

A four bedroom character semi detached cottage situated on a good sized garden plot in this sought after semi-rural edge of village location. The property has accommodation over three floors with a welcoming entrance porch leading to a hallway, a double aspect sitting room with open fireplace and bay window, dining room, fitted kitchen, refitted ground floor shower room and cloakroom and study/sunroom completing the ground floor. Stairs rise to the first floor where there are three bedrooms with the principal bedroom having a comprehensive range of fitted wardrobe cupboards, family bathroom and then via a spiral staircase to the second floor, there is a further double bedroom. Outside the property is approached via a gravel driveway leading to a detached double garage. The gardens are well stocked with large areas of lawn interspersed by flower and shrub borders and several fruit trees. We highly recommend an early visit to fully appreciate the space and 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, 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, 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: 16' 7" x 12' 4" (5.05m x 3.75m) ~ Dining Room: 16' 6" x 11' 0" (5.03m x 3.35m) ~ Kitchen/Breakfast Room: 12' 0" x 10' 6" (3.67m x 3.20m) ~ Utility Room: ~ Shower room: ~ Home Office: 10' 5" x 10' 4" (3.17m x 3.14m) ~ First Floor: ~ Bedroom One: 12' 2" x 11' 4" (3.70m x 3.45m) ~ Bedroom Two: 11' 0" x 9' 3" (3.35m x 2.81m) ~ Bedroom Three: 13' 4" x 13' 0" (4.06m x 3.97m) ~ Bathroom: ~ Second Floor: ~ Bedroom Four: 14' 0" x 9' 9" (4.27m x 2.98m) ~ Outside: ~ Garage: 18' 0" x 18' 0" (5.48m x 5.48m) ~ Covered Storage: ~
Services: Gas fired heating, mains electricity and Water and private drainage. ~**

Directions:

From our office turn left into the High Street and first right into Knowle Lane and continue for approximately 0.75 of a mile and Oak Tree Cottage can be found 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:** F

Knowle Lane, Cranleigh

Approximate Gross Internal Area

Ground Floor = 71.5 sq m / 770 sq ft

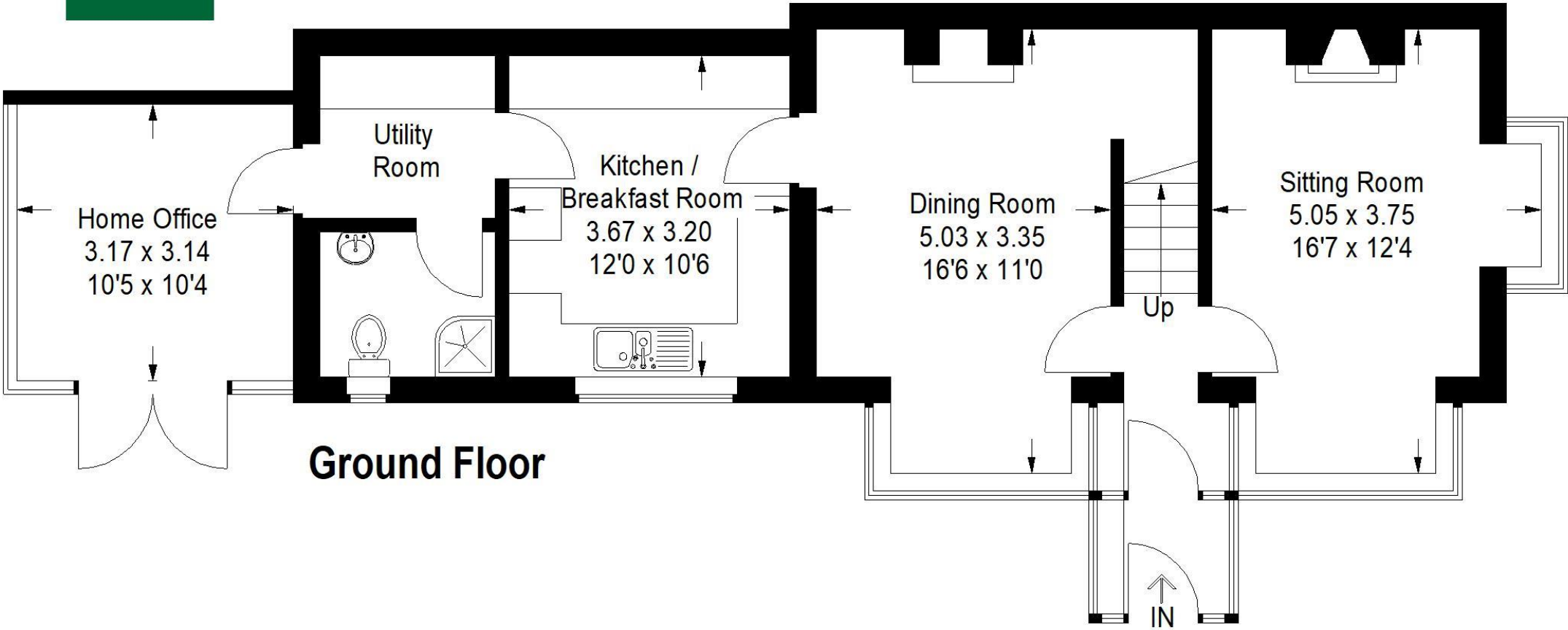
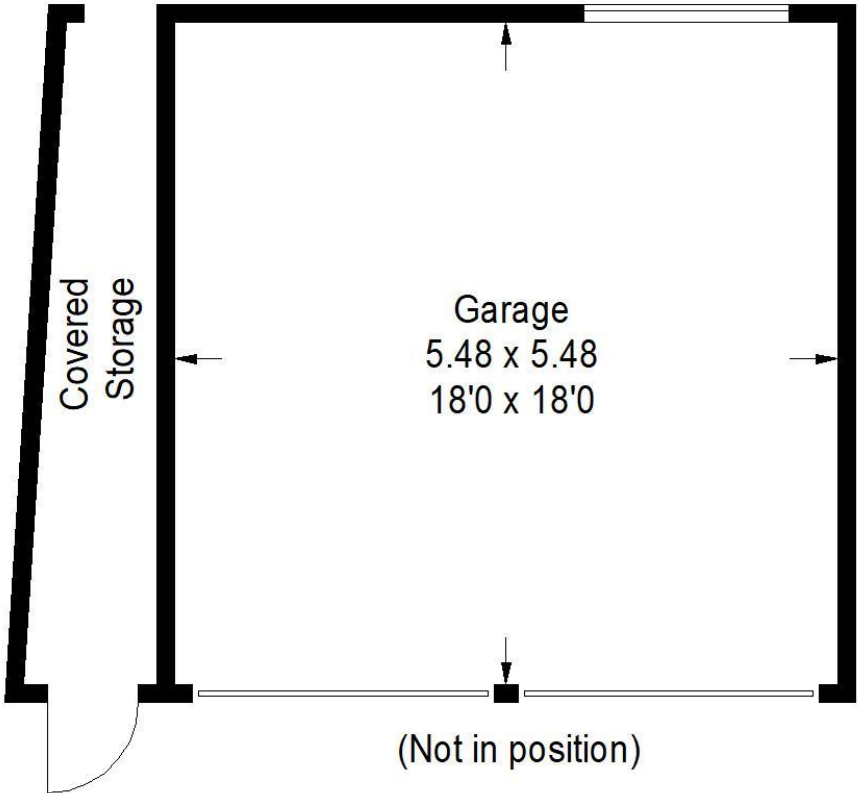
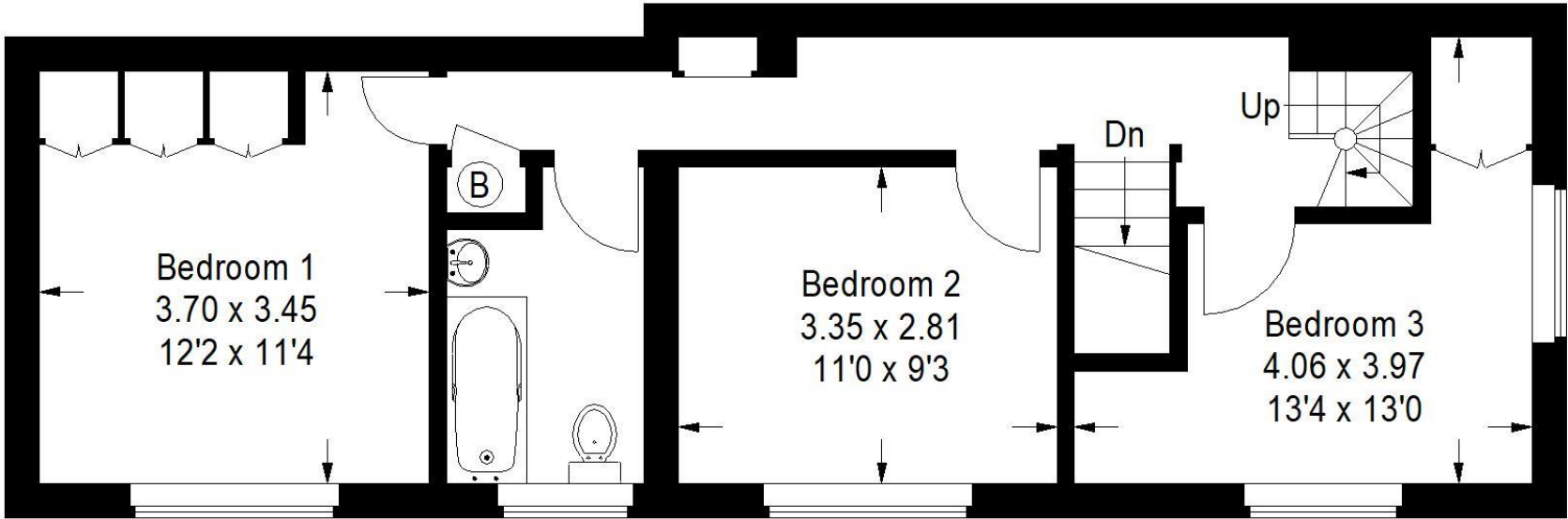
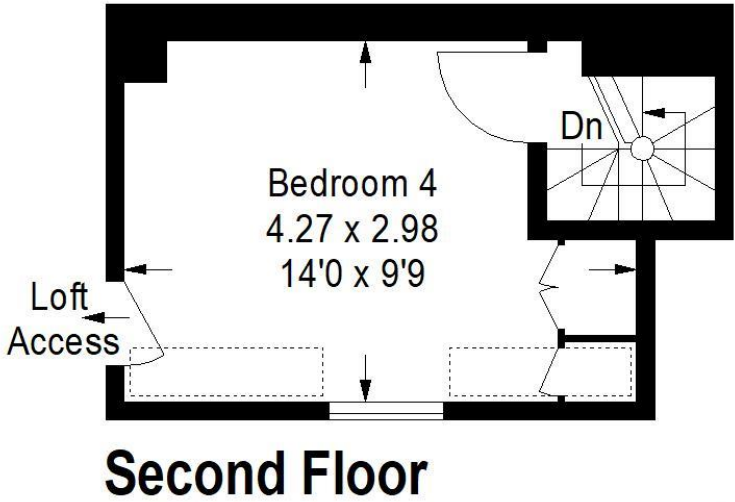
First Floor = 50.4 sq m / 542 sq ft

Second Floor = 13.7 sq m / 147 sq ft

Garage (Excluding Covered Storage) = 30.2 sq m / 325 sq ft

Total = 165.8 sq m / 1784 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.



Reduced headroom below 1.5 m / 5'0



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