



Rhosilli
Rowly Drive, Cranleigh, GU6 8PJ
Asking Price: £685,000 Freehold

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ESTATE AGENT
Est. 1991

*** No onward chain * Beautiful garden * Sought after semi-rural location * Generous sitting room ***
*** Kitchen/breakfast room * Study * 3 Bedrooms * EPC Rating: D ***

We are pleased to offer this charming 3-bedroom detached bungalow, located in the peaceful and sought-after area of Rowly, on the outskirts of Cranleigh. This property offers a comfortable and versatile living space, perfect for those looking for a peaceful retreat with easy access to the village amenities. The accommodation comprises a spacious sitting room, providing a light and airy space to relax and entertain. The kitchen/breakfast room is a well-proportioned space that leads to a conservatory, offering additional living space and a wonderful connection to the garden. A study is also included, ideal for those working from home, alongside a utility room for added convenience. The bungalow features two double bedrooms, both offering ample space and natural light, and a well-appointed shower room. Additionally, there is a study/third bedroom, offering flexibility in how the space can be used, whether as a guest room or home office. One of the standout features of this property is the generous garden, which is particularly private with high hedge borders, creating an excellent space for relaxation and outdoor enjoyment. The garden is very well-maintained, providing a peaceful and secluded environment. The driveway to the front of the property offers ample parking space for several cars. This lovely bungalow offers a fantastic opportunity to acquire a property in a quiet location, yet still within easy reach of Cranleigh's amenities, schools, and transport links.

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 ~

Entrance: Bedroom One: 11' 10" x 11' 3" (3.61m x 3.44m) ~ Bedroom Two: 10' 3" x 10' 0" (3.13m x 3.06m) ~ Bathroom ~ Cloakroom

Bedroom Three: 10' 2" x 10' 0" (3.10m x 3.05m) ~ Kitchen/Breakfast Room: 16' 9" x 10' 4" (5.10m x 3.15m) ~ Conservatory: 11' 11" x 10' 3" (3.62m x 3.13m)

Sitting Room: 18' 9" x 12' 1" (5.71m x 3.68m) ~ Study: 12' 2" x 6' 0" (3.70m x 1.84m) ~ Utility: 10' 0" x 6' 11" (3.06m x 2.10m)

Garage: 13' 2" x 10' 0" (4.02m x 3.06m)

Directions: From our office turn right into the High Street continuing to the second mini roundabout carrying straight on towards Shamley Green. After approximately a mile, turn left into Rowly Drive and the property can 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.

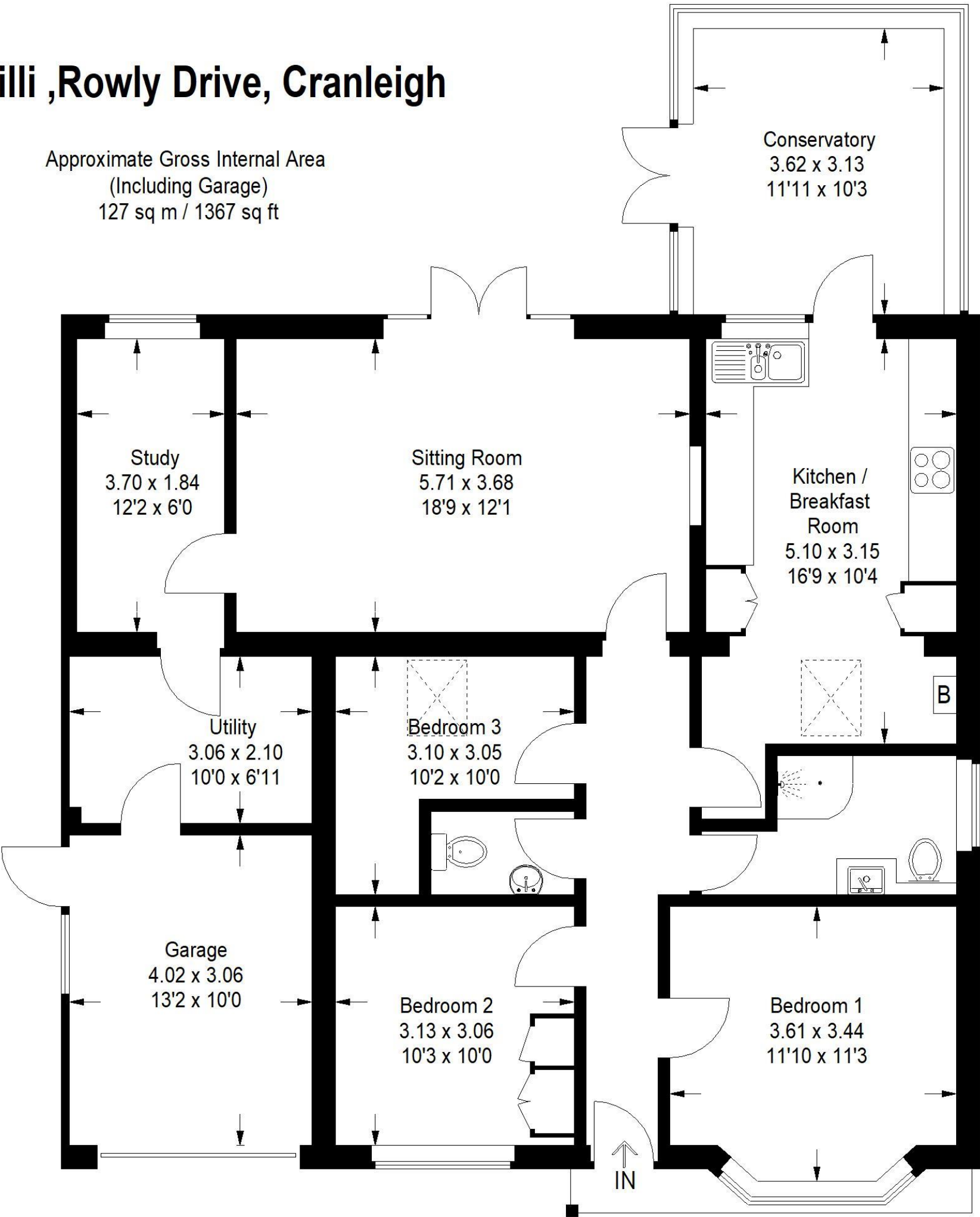
Local Authority: Waverley Borough Council. **Tax Band:** F

Rhosilli ,Rowly Drive, Cranleigh

Approximate Gross Internal Area
(Including Garage)
127 sq m / 1367 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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