



**3 Hatch Close,
Alfold, GU6 8JZ
Asking Price: £900,000 Freehold**

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ESTATE AGENT
Est. 1991

*** Attractive part tile hung family home * Five bedrooms * Three bathrooms ***

*** Four reception rooms * Double garage ***

*** South facing garden * EPC Rating: E ***

A well presented and extended five bedroom detached family home being one of four family homes situated in a small cul de sac, on a south facing garden plot. The accommodation is arranged over three floors with a welcoming reception hall leading to a double aspect front to back sitting room with fireplace, study, family room, fitted kitchen opening onto a double aspect dining room, utility room and cloakroom completes the ground floor. Stairs rise to the first floor, where there are three double bedrooms including a principal bedroom with ensuite bathroom with separate bath and shower, guest bedroom with ensuite shower room and family bathroom. Stairs rise to the top floor where there are two double sized bedrooms. Outside, there is a detached double garage and gravel driveway providing plenty of parking, side access to the rear garden which is a lovely feature of the property having a paved patio with pergola leading onto good sized lawns with flower and shrub borders around, all enjoying a bright and sunny southerly aspect. We highly recommend a viewing to fully appreciate the space and accommodation on offer.

The pretty Surrey village of Alfold is located approximately 4 miles from Cranleigh near the Sussex border. It has a general store and post office, church, and busy sports clubs. It has good road links to Guildford and Billingshurst for mainline train services to London and the south coast. A range of well-regarded state and private schools are within easy reach of the village. Cranleigh offers more comprehensive facilities including a wide variety of shops, pubs, restaurants and cafes, from independent retailers to well known brands including Marks and Spencers.

~ Accommodation ~

Ground Floor: ~ Entrance Hall: ~ Study: 10' 1" x 8' 0" (3.08m x 2.45m) ~ Cloakroom: ~ Kitchen: 14' 0" x 8' 11" (4.26m x 2.71m) ~ Utility Dining Room: 17' 2" x 12' 3" (5.24m x 3.73m) ~ Family Room: 12' 10" x 9' 11" (3.91m x 3.01m) ~ Sitting Room: 22' 7" x 12' 0" (6.88m x 3.66m)

First Floor: ~ Bedroom One with Ensuite: 15' 9" x 12' 0" (4.80m x 3.66m) ~ Bedroom Two with Ensuite: 13' 5" x 8' 11" (4.09m x 2.71m)
Bedroom Three: 12' 10" x 9' 11" (3.91m x 3.02m) ~ Bathroom

Second Floor: ~ Bedroom Four: 15' 3" x 12' 0" (4.64m x 3.65m) ~ Bedroom Five: 15' 3" x 8' 11" (4.64m x 2.73m)

Outside: ~ Garage: 17' 1" x 17' 0" (5.21m x 5.17m)

Services: Mains drains, LPG gas heating, EV charger, Fibre to premises broadband

Directions:

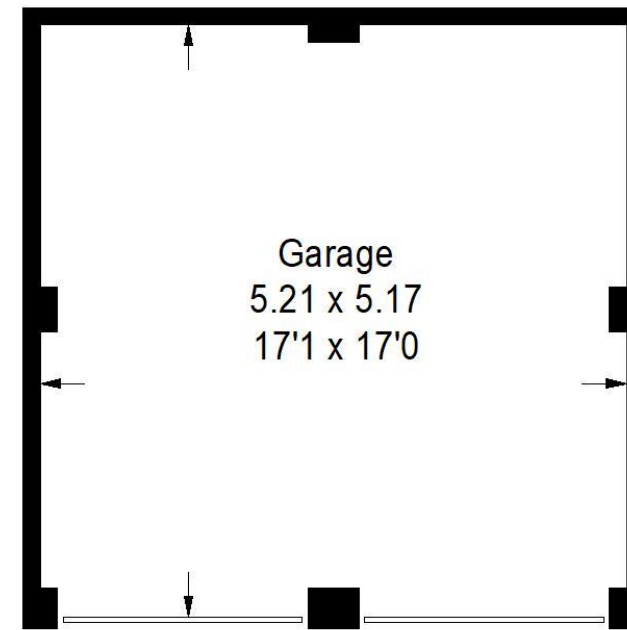
Heading south on the A281 from Guildford towards Horsham, continue past the Alfold Crossways and after a short distance Hatch Close can be found on the right hand side, just after the Alfold Barn pub.

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.

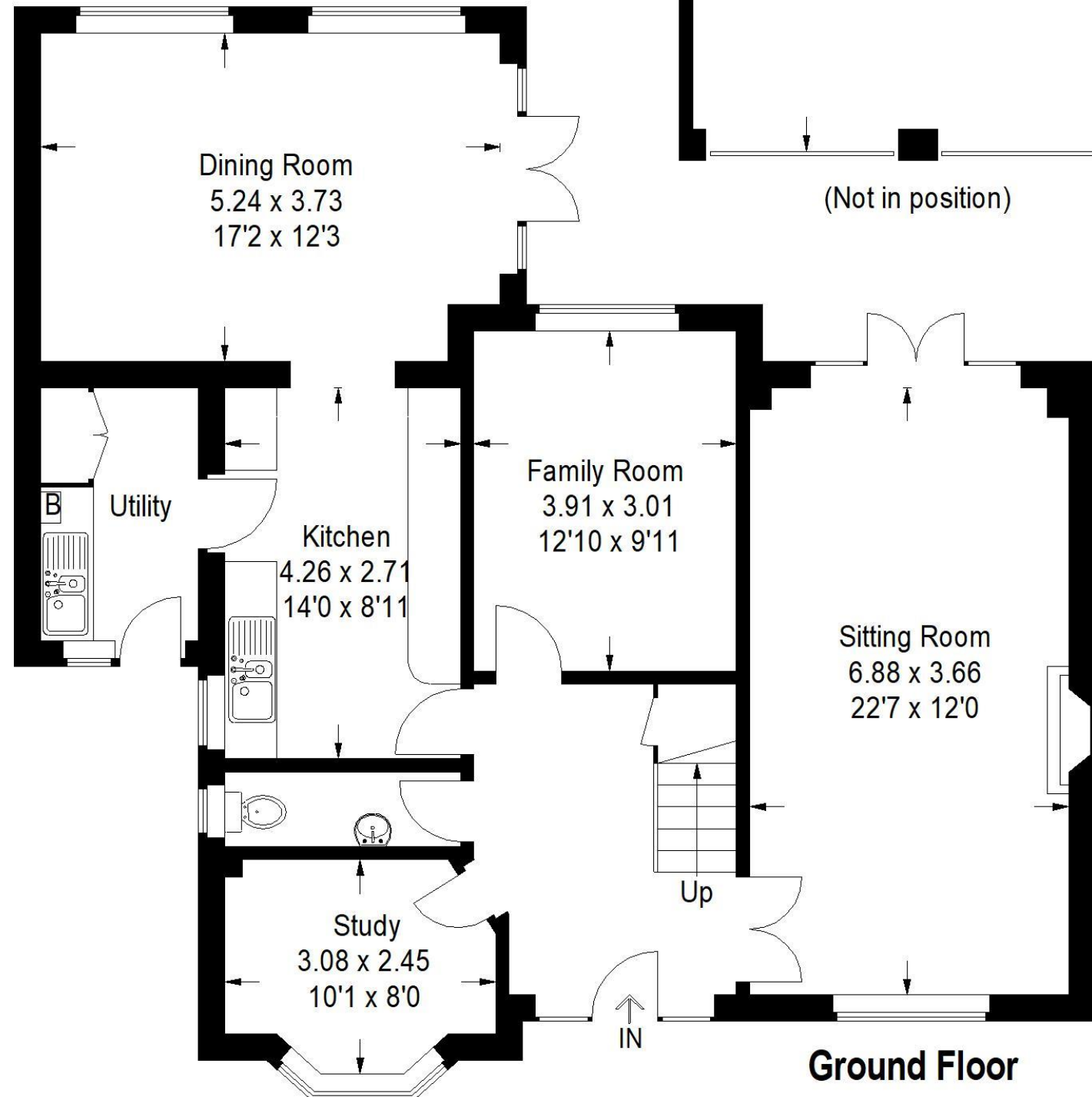
Local Authority: Waverley Borough Council. **Tax Band:** G

Hatch Close, Alfold

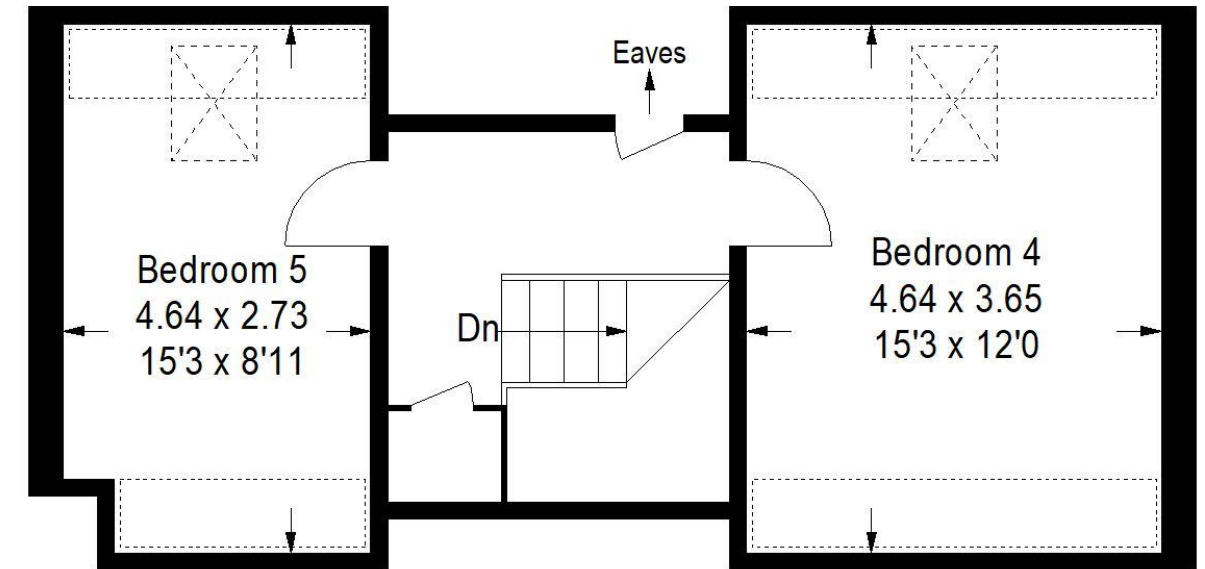
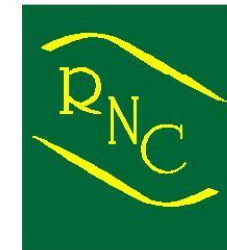
Approximate Gross Internal Area
 Ground Floor = 100.2 sq m / 1078 sq ft
 First Floor = 70.4 sq m / 758 sq ft
 Second Floor = 40 sq m / 430 sq ft
 Garage = 25.5 sq m / 274 sq ft
 Total = 210.6 sq m / 2266 sq ft



(Not in position)

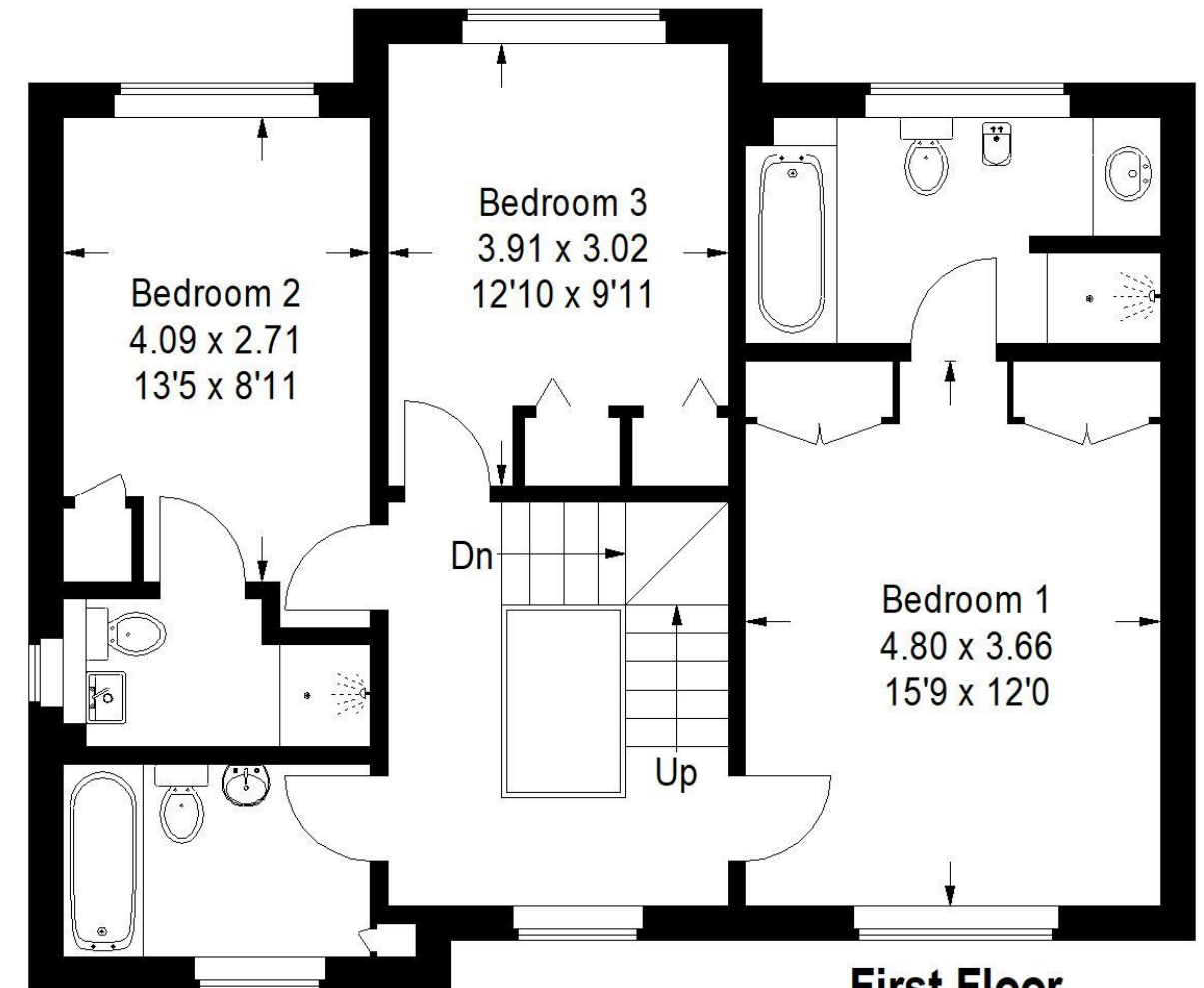


Ground Floor



Second Floor

= Reduced headroom below 1.5 m / 5'0



First 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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