



20 Clappers Meadow,
Alfold, GU6 8HH
Asking Price: £495,000 Freehold

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ESTATE AGENT
Est. 1991

*** Extended three bedroom home * Large garden * Home office / Studio ***
*** Spacious open plan layout * Potential for further extension * Quiet cul-de-sac position ***
*** Useful utility/study room * EPC Rating: E ***

Set in a quiet cul-de-sac in Alfold Village, on the Surrey/Sussex border, this extended 3-bedroom semi-detached home offers a perfect blend of modern living and countryside charm. The ground floor features a spacious, open-plan living and dining area, leading into a well-equipped kitchen, ideal for family living and entertaining. Upstairs, you'll find three generously sized bedrooms and a well-appointed family bathroom. A super feature of the property is the carport and additional storage space, along with a versatile home office/studio ideal for anyone who works from home. The garden is another standout feature, enhanced by an additional parcel of land purchased by the current owners, providing an extended outdoor space perfect for relaxation and entertaining.

The pretty Surrey village of Alfold is located approximately 4 miles from Cranleigh near the Sussex border. It has a post office and fabulous café the Alfold Larder, 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 Spencer Food Hall and Sainsbury, as well as a weekly market and recreational facilities.

~ Accommodation ~

Ground Floor: Entrance Hall ~ Cloakroom ~ Sitting/Dining Room: 23' 7" x 13' 0" (7.18m x 3.96m) ~ Kitchen: 10' 8" x 8' 11" (3.25m x 2.72m)
Utility/Study Area: 11' 5" x 9' 10" (3.47m x 2.99m)

First Floor: ~ Bedroom One: 13' 4" x 11' 8" (4.07m x 3.56m) ~ Bedroom Two: 11' 7" x 9' 11" (3.54m x 3.02m) ~ Bedroom Three: 8' 0" x 7' 7" (2.44m x 2.32m)
Bathroom

Outside: ~ Studio/Home Office: 20' 9" x 7' 3" (6.32m x 2.21m) ~ Garage: 21' 1" x 8' 0" (6.42m x 2.43m) ~ Open Covered Area

Directions:

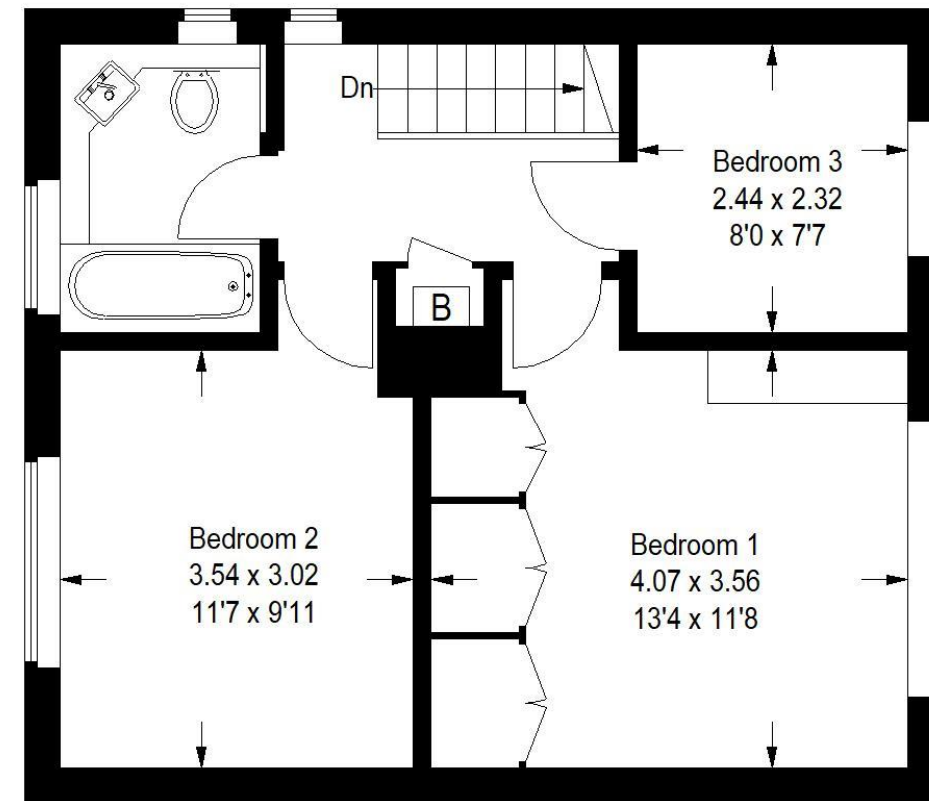
From our office turn left into the High Street and immediately right into Knowle Lane. Continue for approximately two miles and turn right into Wildwood Lane. Proceed to the junction with the A281 and turn left, towards Horsham. Turn right at the Alfold Crossways Alfold and Loxwood and then immediately left towards Loxwood (B2133). After a short distance Clappers Meadow can be found on your left hand side and number 20 can be found towards the end 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.

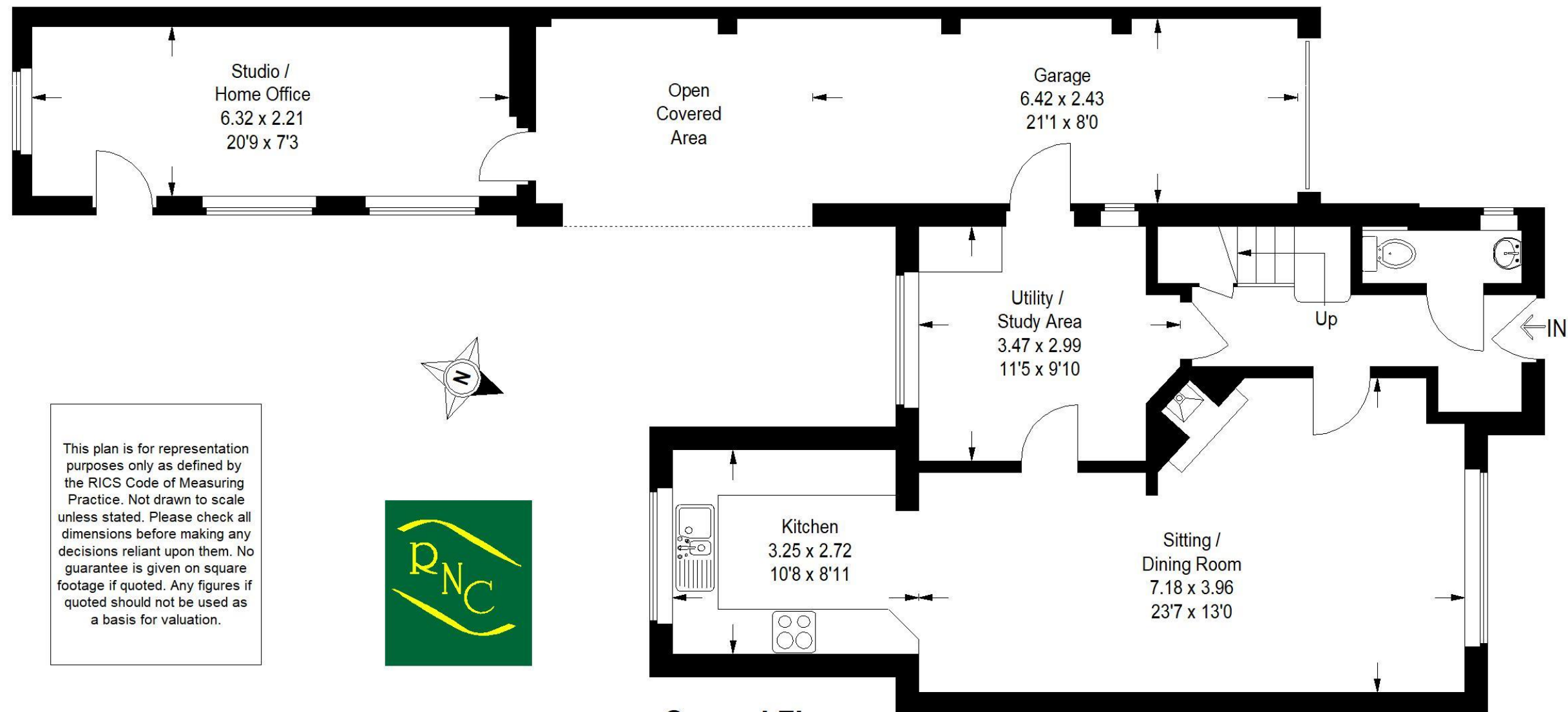
Local Authority: Waverley Borough Council. **Tax Band:** E

Clappers Meadow, Alfold

Approximate Gross Internal Area
Ground Floor (Including Garage) = 72.2 sq m / 777 sq ft
First Floor = 44.3 sq m / 477 sq ft
Studio / Home Office = 14.6 sq m / 157 sq ft
Total = 131.1 sq m / 1411 sq ft

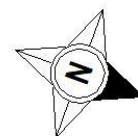


First Floor



Ground 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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