



4, Fortune Drive, Cranleigh, GU6 8DH
Asking Price: £750,000 Freehold

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Est. 1991

*** Spacious, detached family home * Four bedrooms * Two bathrooms * Three reception rooms ***
Potential to update and improve * Good sized garden with southerly aspect *
Double garage * No onward chain * EPC Rating: D *

Situated in a small cul de sac, in this popular residential area, this four bedroom family home occupies a good sized garden plot. The accommodation is arranged over two floors with a welcoming reception hall, double aspect sitting room, dining room, conservatory, study, kitchen/breakfast room and utility room and cloakroom completing the ground floor. On the first floor, there are four bedrooms with the main bedroom having an ensuite bathroom and a family bathroom.

Outside, the property is approached via a tarmacadam driveway leading to a double garage and the gardens extend to the side and rear of the property being of good size, having paved patio and stepping onto good sized lawns all enjoying a southerly aspect. The property would now benefit from some updating and is offered for sale with no onward chain. We highly recommend an early visit to avoid disappointment.

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 Handyman's 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: ~ Cloakroom: ~ Sitting Room: 21' 11" x 11' 9" (6.69m x 3.57m) ~ Dining Room: 10' 4" x 10' 0" (3.15m x 3.06m) ~ Conservatory: 10' 9" x 10' 5" (3.28m x 3.18m) ~ Kitchen/Breakfast Room: 13' 7" x 8' 11" (4.14m x 2.73m) ~ Utility room: ~ Study: 8' 11" x 7' 11" (2.72m x 2.42m) ~ First Floor: ~ Bedroom One: 15' 3" x 10' 6" (4.65m x 3.19m) ~ Ensuite: ~ Bedroom Two: 13' 8" x 9' 6" (4.16m x 2.89m) ~ Bedroom Three: 12' 8" x 8' 2" (3.87m x 2.49m) ~ Bedroom Four: 11' 9" x 8' 2" (3.57m x 2.49m) ~ Bathroom: ~ Outside: ~ Garage: 23' 5" x 16' 3" (7.13m x 4.96m) ~ Services: Mains gas, electricity and water ~

Directions:

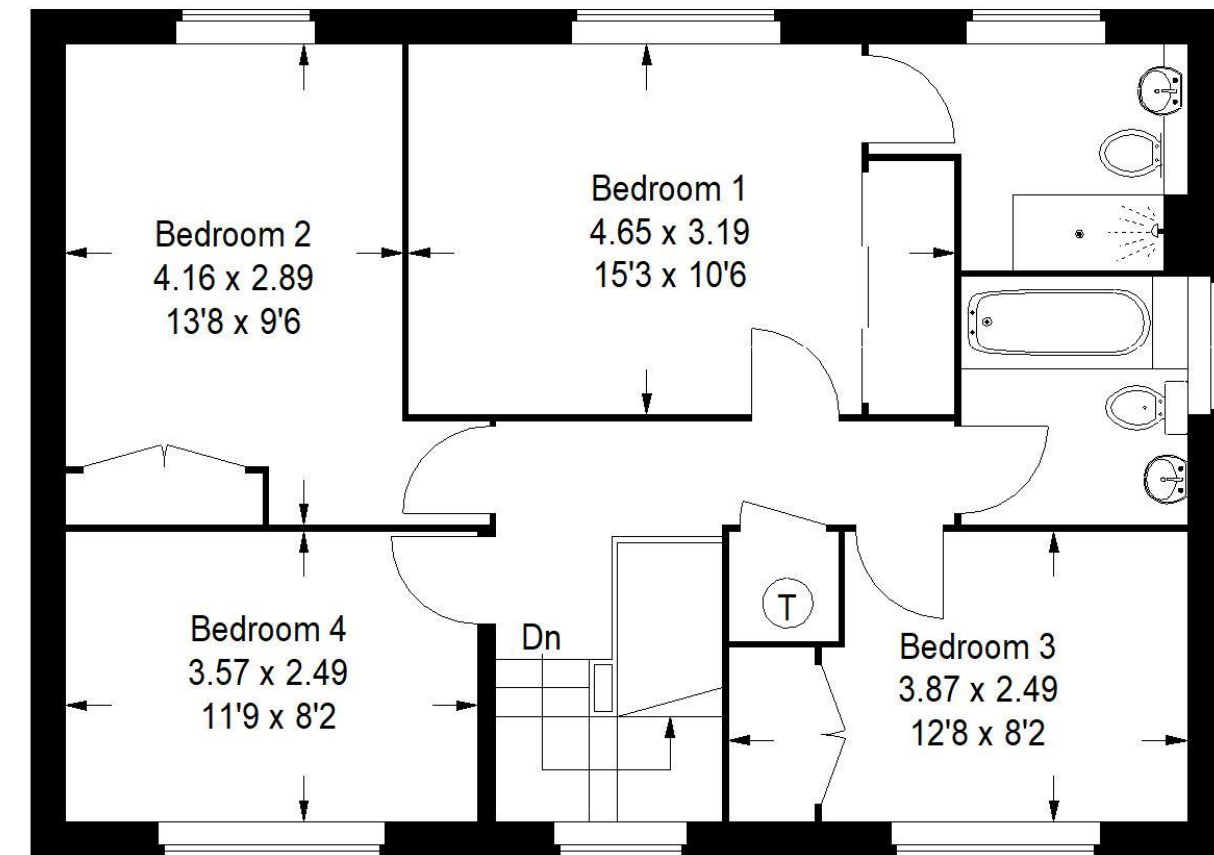
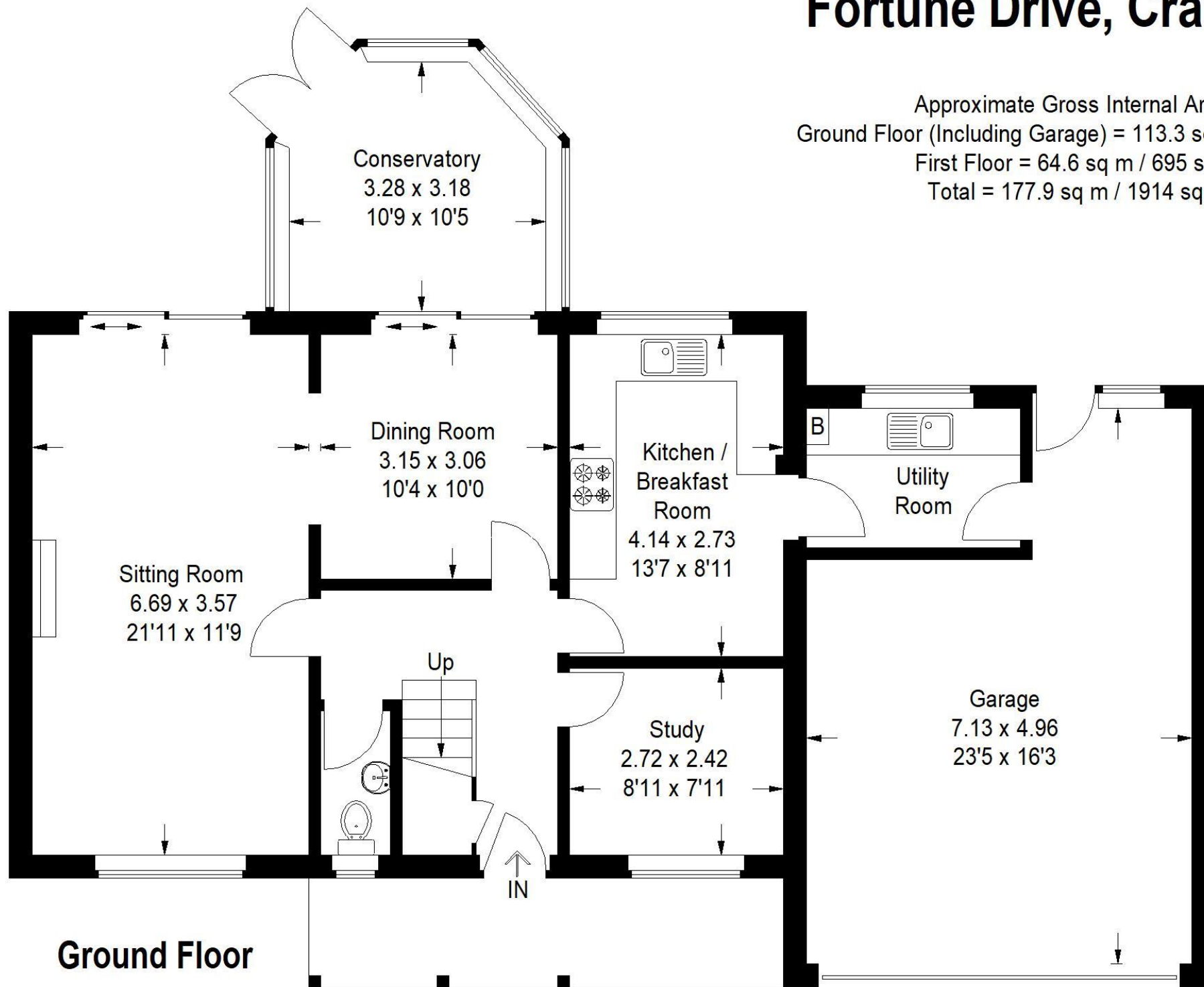
From our office, turn left into the High Street continuing to the first mini-roundabout carrying straight on into the Horsham Road. Take the first turning right into Ashtrees and then first left into Nightingales and follow the road round turning left into Fortune Drive. Number four can be found set back 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:** G

Fortune Drive, Cranleigh

Approximate Gross Internal Area
Ground Floor (Including Garage) = 113.3 sq m / 1219 sq ft
First Floor = 64.6 sq m / 695 sq ft
Total = 177.9 sq m / 1914 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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