



Whiteoaks Cottage
The Common, Cranleigh, GU6 8SN
Asking Price: £995,000 Freehold

*** Attractive, half tile hung detached cottage * Three double bedrooms * Impressive, refitted open plan kitchen/dining room * Sitting room with fireplace * Study/Family room/bedroom four * Landscaped gardens * Parking for several cars * No onward chain * EPC Rating: E ***

Situated in a highly desirable location, set back from the Common within walking distance of all shops and amenities, this beautifully presented detached three bedroom cottage is a rare find. The property has attractive part tile hung elevations and has accommodation arranged over two floors with a welcoming reception hall with cloakroom off, a most impressive kitchen/dining board with timber flooring and attractive original wall timbers. There is a stable door from this room to a pretty front courtyard enjoying a bright and sunny westerly aspect. From the kitchen/dining room there is a bright and sunny sitting room with fireplace, deep understairs cupboard and completing the ground floor, there is a study/family room/bedroom 4. Stairs rise to the first floor, where there are three double bedrooms, including a newly renovated family bathroom. The principal bedroom has a superb range of fitted wardrobe cupboards and an adjoining refitted shower room.

Outside, there is a gravel driveway leading to the property that provides ample parking for several cars with EV charge point and side gate providing access to the rear garden that has been beautifully landscaped with paved patio and seating area with raised flower beds. In addition, there is a useful outbuilding which is currently leased and houses a utility room and home office. We highly recommend a visit to this lovely character home to fully appreciate the accommodation 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, 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 ~

Ground Floor: ~ Entrance Hallway: ~ Cloakroom: ~ Kitchen/Dining Room: 22' 5" x 21' 0" (6.82m x 6.41m) ~ Sitting Room: 18' 11" x 17' 2" (5.76m x 5.24m) ~ Study/Family Room/Bedroom 4: 14' 6" x 7' 8" (4.43m x 2.34m) ~ First Floor: ~ Bedroom One: 14' 2" x 10' 9" (4.31m x 3.27m) ~ En-suite: ~ Bedroom Two: 10' 11" x 10' 4" (3.34m x 3.14m) ~ Bedroom Three: 15' 9" x 6' 11" (4.80m x 2.12m) ~ Bathroom: ~ Outside: ~ Home Office: 10' 3" x 8' 2" (3.13m x 2.48m) ~ Utility: 9' 5" x 7' 7" (2.86m x 2.32m) ~ Services: Mains gas, electricity, water and Fibre broadband (FTTP 1GB) ~

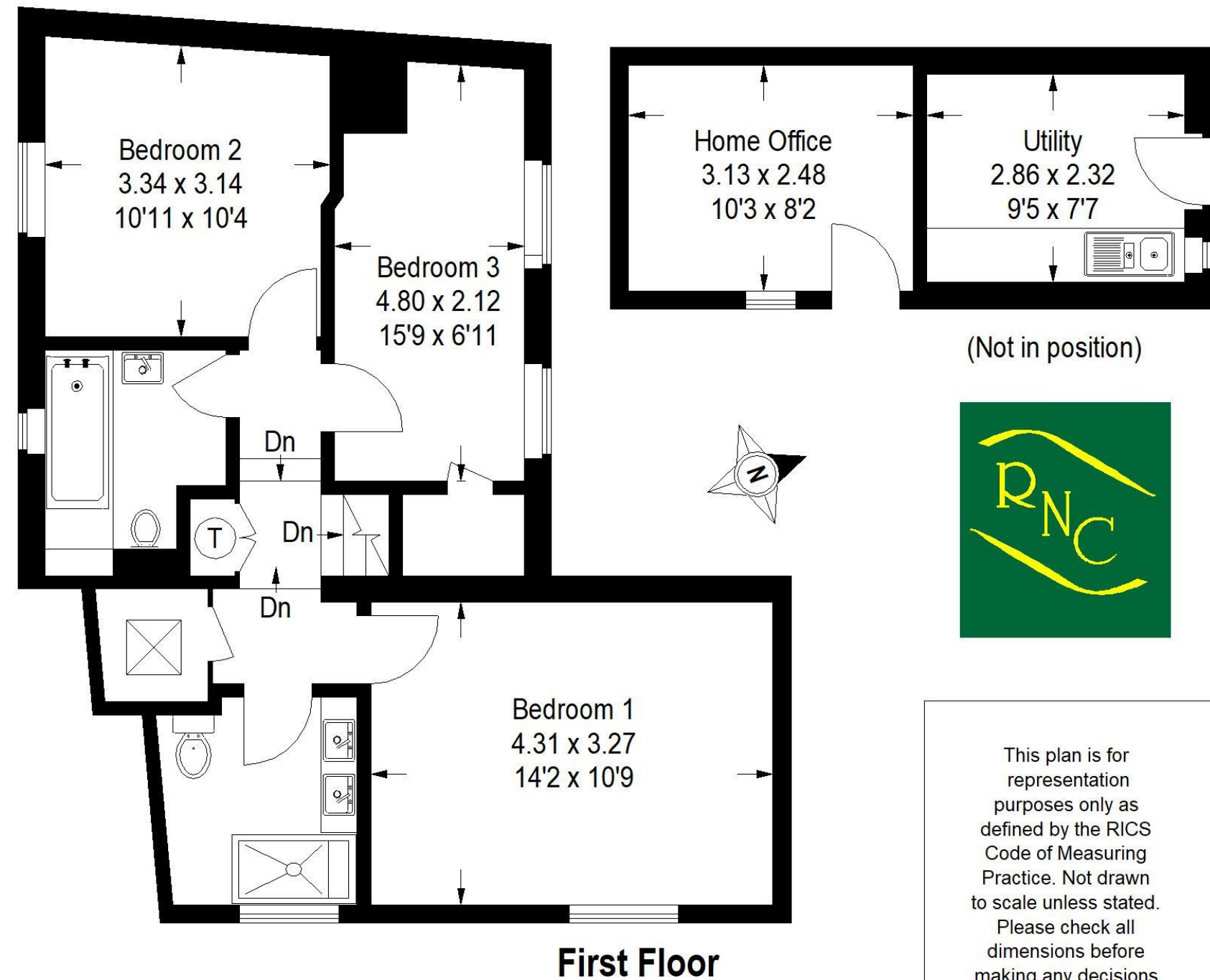
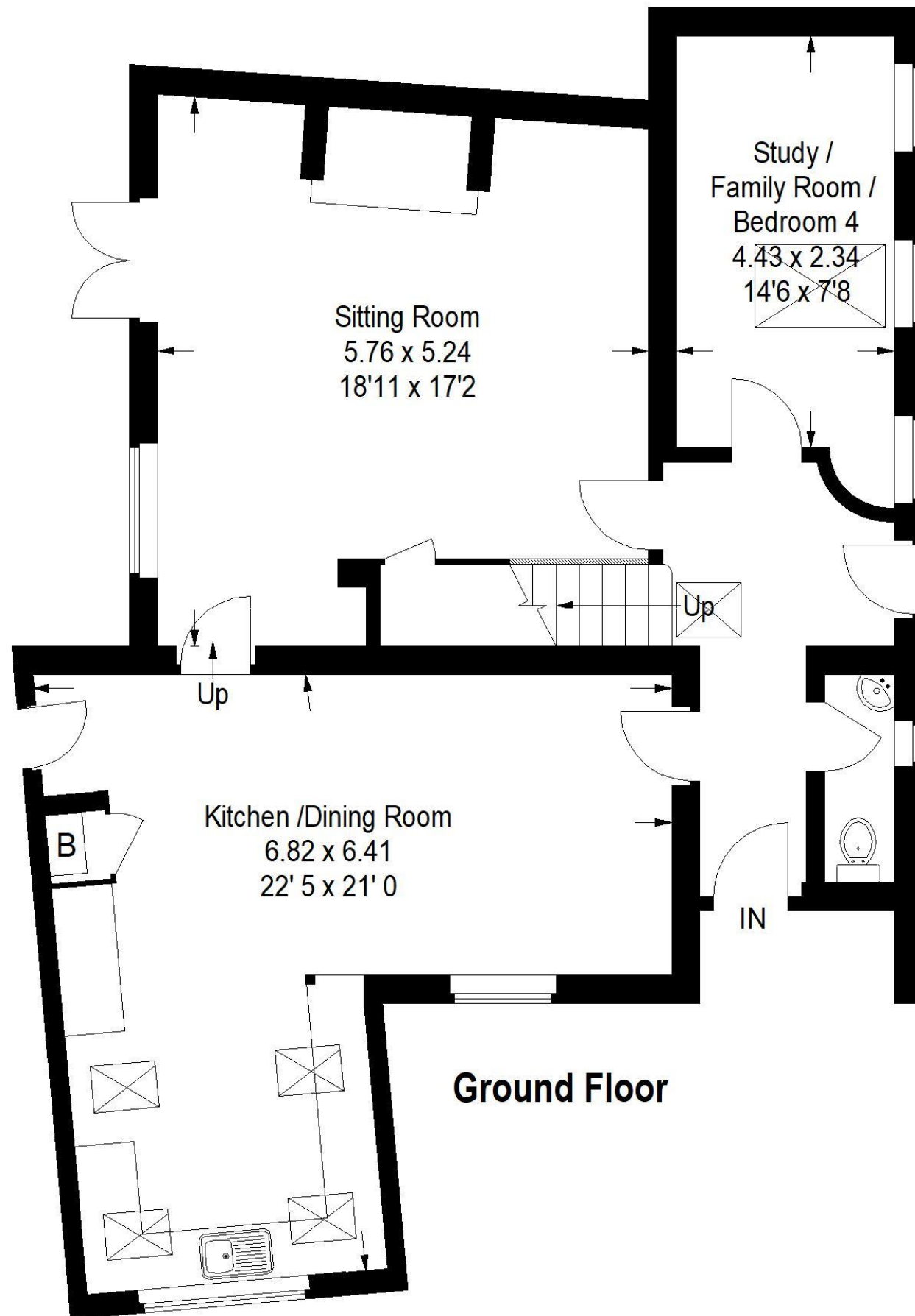
Directions:

From our office turn right into the High Street and proceed over the first mini roundabout, after a short distance turn right across The Common where the property will 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

The Common, Cranleigh



Approximate Gross Internal Area :-
 Ground Floor :- 88.5 sq m / 952 sq ft
 First Floor :- 56 sq m / 596 sq f
 Outbuilding :- 15 sq m / 161 sq ft
 Total :- 159.5 sq m / 1709 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.



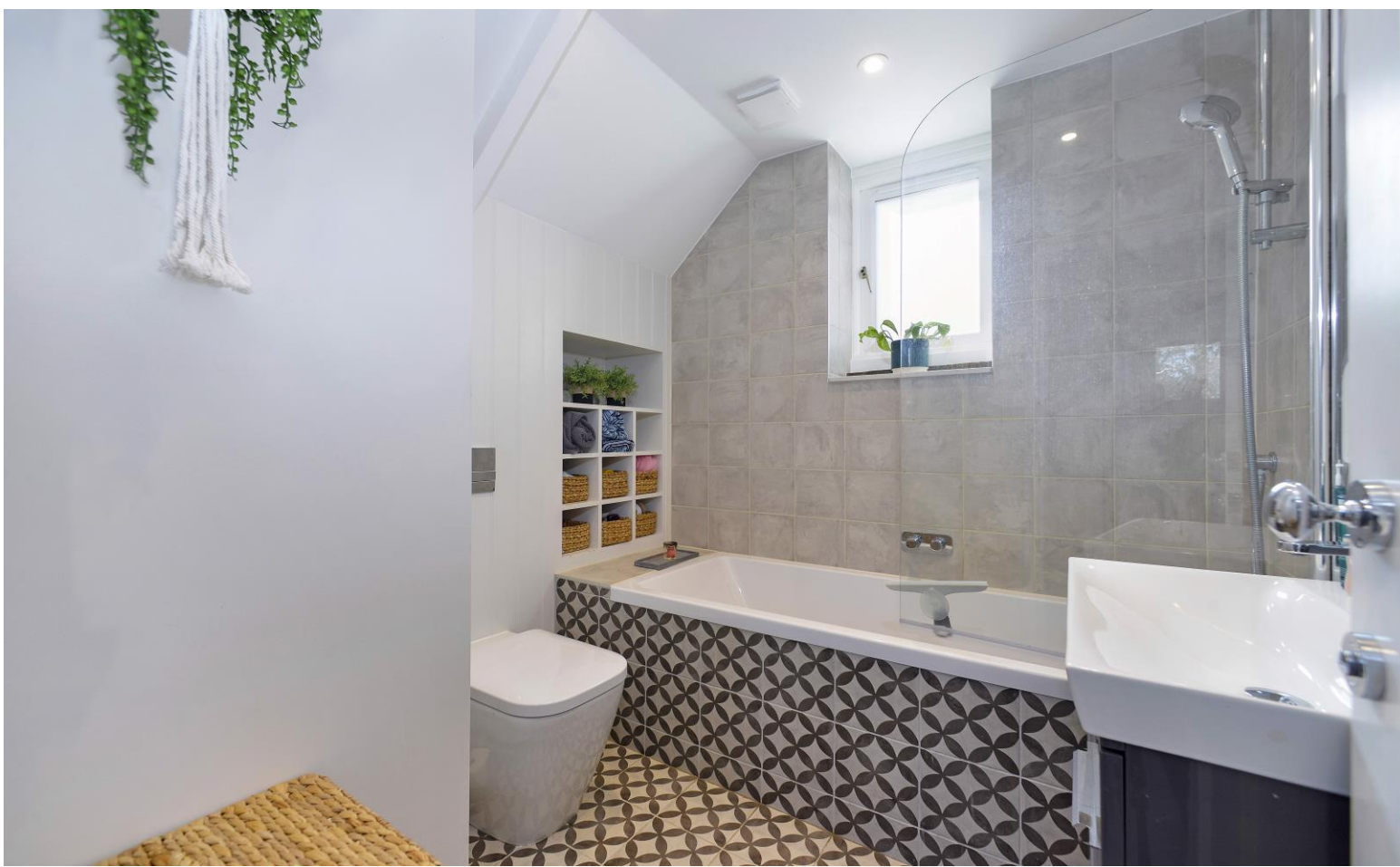
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