



**Shepherds Crook**  
**The Common, Cranleigh, GU6 8SQ**  
**Asking Price: £425,000 Freehold**



**\* Spacious two bedroom terraced cottage \* Lovely views over the village cricket green \***  
**\* Two double bedrooms \* Two reception rooms \* West facing courtyard garden \***  
**\* No onward chain \* EPC Rating: D \***

**A well presented and spacious two bedroom terraced cottage enviably situated overlooking the cricket common in the heart of the High Street. Shepherds Crook enjoys bright and airy accommodation arranged over two floors with a spacious sitting room with bay window overlooking the common opening into the dining room and then into the fitted kitchen with door to the garden. Stairs rise to the first floor, where there are two double sized bedrooms and a family bathroom. The property benefits from double glazed windows and modern gas fired heating and features lovely high ceilings throughout and enjoys a bright and sunny court yard garden to the rear, enjoying a south and westerly aspect. The property is offered for sale with no onward chain and we highly recommend an early visit 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: ~ Ground Floor: ~ Entrance: ~ Sitting Room: 17' 11" x 10' 11" (5.45m x 3.33m) ~ Dining Room: 17' 9" x 10' 11" (5.41m x 3.33m)**  
**Kitchen/Breakfast Room: 13' 0" x 9' 5" (3.95m x 2.87m)**

**First Floor: ~ Bedroom: 14' 9" x 10' 11" (4.49m x 3.34m) ~ Bedroom: 11' 1" x 10' 2" (3.37m x 3.09m) ~ Shower Room**

#### **Directions:**

From our office turn right into the High Street and continue to the second mini roundabout carrying straight on and the property can be found after a short distance on the left hand side.

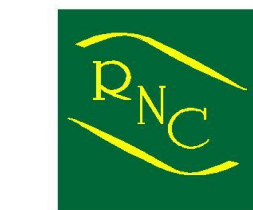
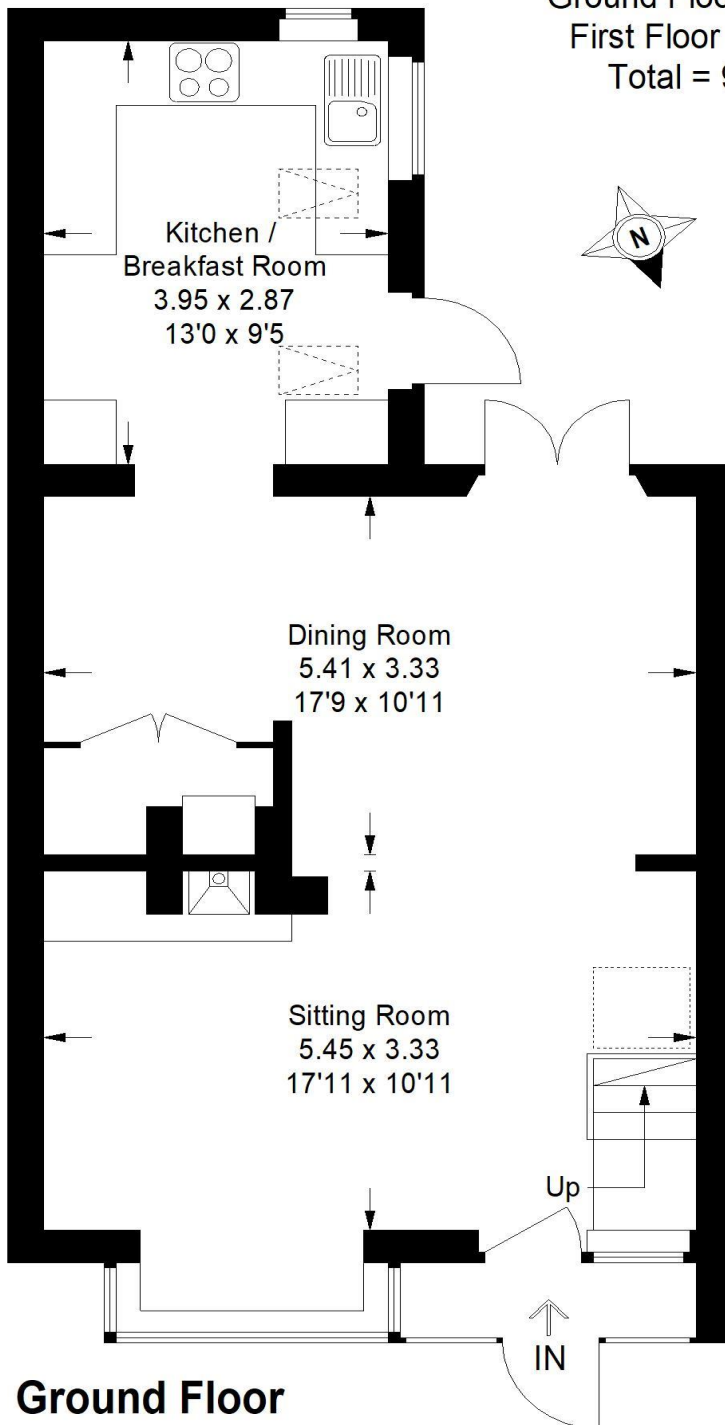
**Important Notice:** For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, 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: D**

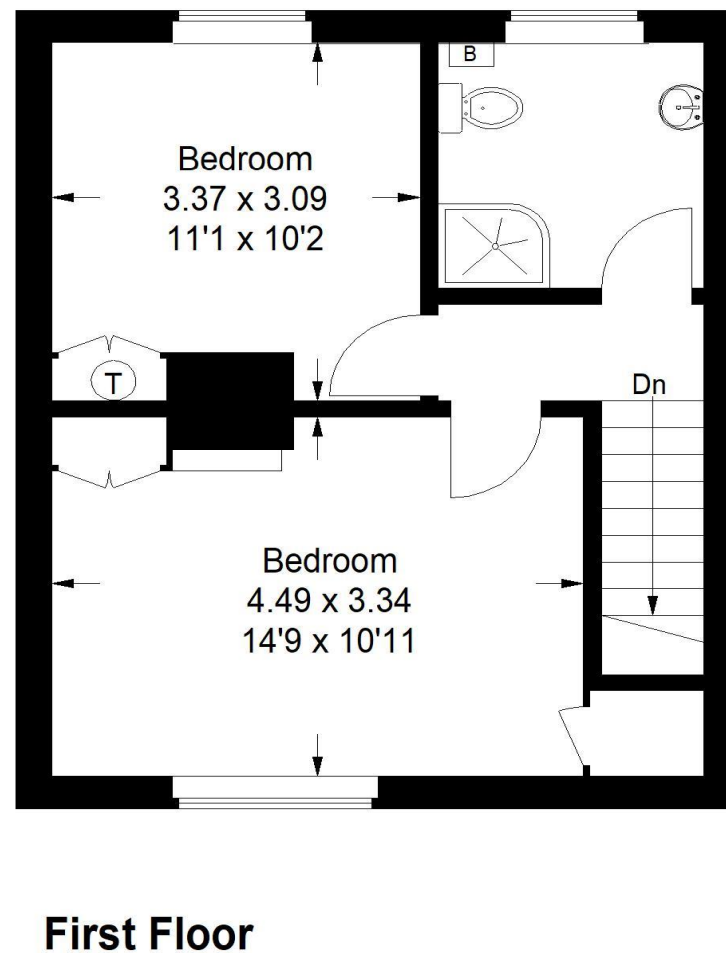


# Shepherds Crook

Approximate Gross Internal Area  
 Ground Floor = 53.6 sq m / 577 sq ft  
 First Floor = 37.0 sq m / 398 sq ft  
 Total = 90.6 sq m / 975 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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[www.rogercoupe.com](http://www.rogercoupe.com)  
3 Bank Buildings, High Street, Cranleigh, Surrey GU6 8BB  
T: 01483 268555 e: [housesales@rogercoupe.com](mailto:housesales@rogercoupe.com)