



**56 Lorimer Avenue,
Cranleigh, GU6 8WQ
Asking Price: £890,000 Freehold**

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your local property experts



*** No onward chain * Impressive open plan Kitchen/dining/family room * 23' sitting room ***

*** 4 Bedrooms * Principal bedroom with built in wardrobes and en-suite ***

*** Double Garage & Driveway parking * Walled garden * Short walk from the High Street via Downs Link Footpath ***

*** EPC Rating: B ***

Situated in the sought after Leighwood Fields development by Berkeley Homes we are delighted to offer for sale this stunning modern home presented in 'virtually new' condition. The property enjoys a wide plot with double garage, driveway parking and an attractive, private, walled garden, all within a short walk of the village High Street, and near to the new Knowle Park Country Park. Inside, you will find the high specification expected in a new Berkeley Home, the house is in excellent condition being under a year old, the accommodation comprises a generous Sitting room in excess of 23 ft long, dual aspect with a bay window to the front elevation. The hub of the home is the impressive open plan kitchen/family room overlooking the garden, the room is lovely and light with velux windows on the partially vaulted ceiling. A cloakroom and useful utilities cupboard complete the ground floor. Continuing upstairs, there are four good sized bedrooms and a beautifully appointed family bathroom. The principal bedroom features fitted wardrobes and a stylish en-suite shower room. We highly recommend a viewing to fully appreciate this superb modern home.

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 ~ Kitchen/Dining/Family Room: 20' 6" x 20' 4" (6.25m x 6.19m) ~ Living Room: 23' 4" x 12' 2" (7.11m x 3.72m)

**First Floor: Bedroom One: 12' 3" x 9' 8" (3.73m x 2.95m) ~ Ensuite ~ Bedroom Two: 12' 6" x 9' 0" (3.82m x 2.75m)
Bedroom Three: 11' 0" x 9' 6" (3.36m x 2.90m) ~ Bedroom Four: 12' 5" x 7' 9" (3.78m x 2.36m) ~ Bathroom**

Outside: Garage: 19' 11" x 19' 11" (6.08m x 6.07m)

Directions:

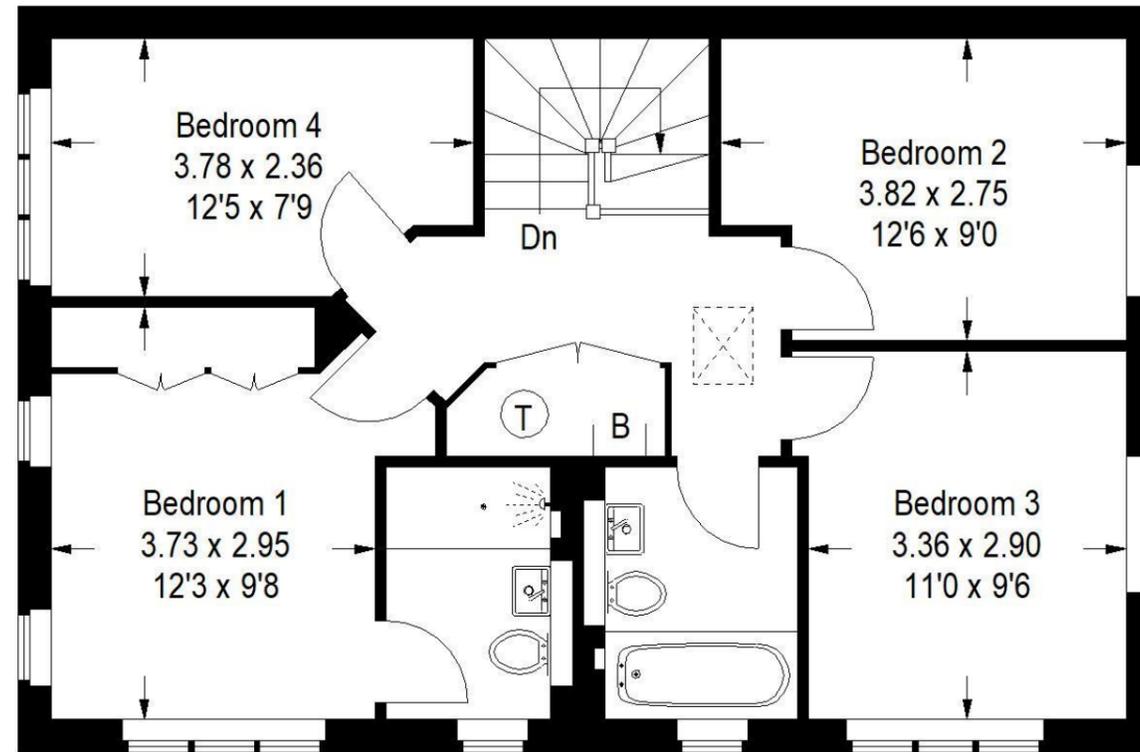
From our offices turn right into the High Street and continue to the third mini roundabout, turning left into the Elmbridge Road. Continue over the bridge and take a left turn into the Alfold Road, carry on and turn left into Lorimer Avenue (Leighwood Fields by Berkeley Homes) - continue over the bridge and then turn left passing continuing on Lorimer Avenue where the property can be found after a distance on the right hand side just opposite Charlie Close.

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.

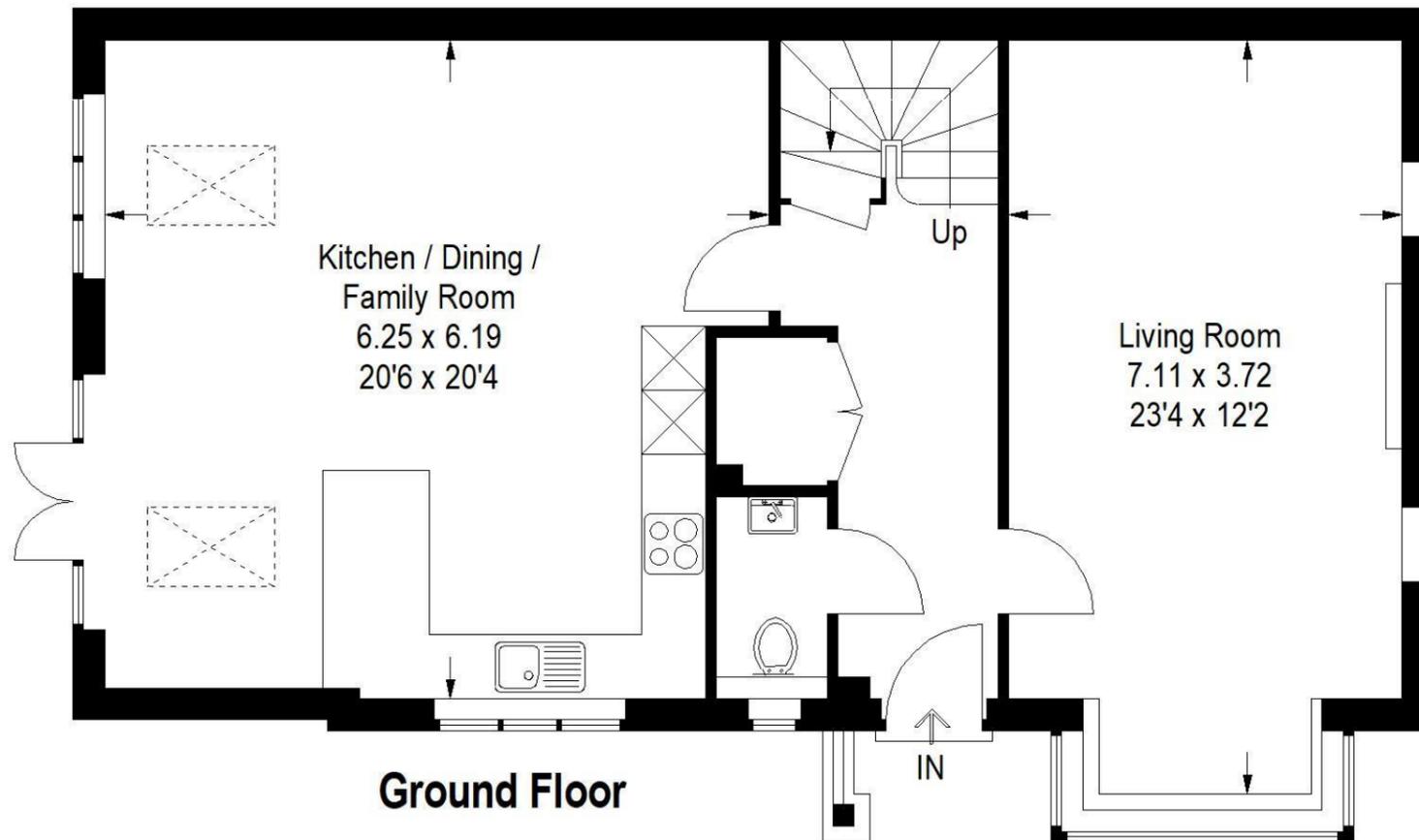
Local Authority: Waverley Borough Council. **Tax Band:** F

Lorimer Avenue, Cranleigh

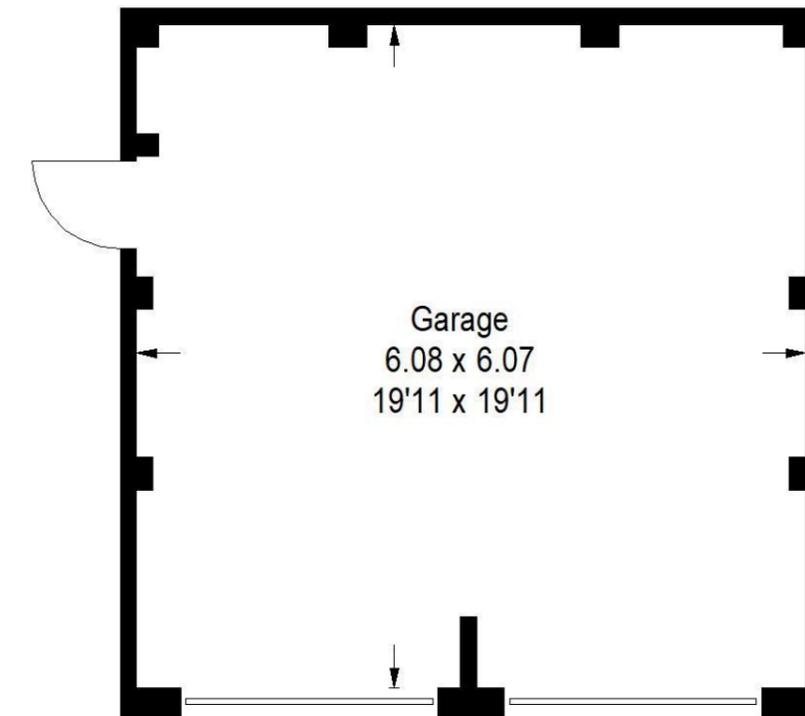
Approximate Gross Internal Area :
 House = 139.3 sq m / 1500 sq ft
 Garage = 36.9 sq m / 397 sq ft
 Total = 176.2 sq m / 1897 sq ft



First Floor



Ground Floor



(Not in position)

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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