



**Barcroft**  
**Barhatch Road, Cranleigh, GU6 7DJ**  
**Asking Price: £895,000 Freehold**

**ROGER COUPE**  
your local property experts

  
ESTATE AGENT  
Est. 1991



**\* Detached chalet style home \* Four bedrooms \* Two bathrooms \***  
**\* Double aspect sitting room \* Kitchen/breakfast room \* Semi-rural position \***  
**\* 0.3 of an acre garden \* No onward chain \* EPC Rating: TBA \***

A spacious and well presented detached chalet style home situated on a large garden plot of approximately a third of an acre on the semi-rural edge of the village. The adaptable accommodation is arranged over two floors with a welcoming reception hall, double aspect sitting room with doors to the garden and an inglenook fireplace with wood burner, kitchen/breakfast room with utility room off, large walk-in cupboard and cloakroom. There is a double aspect double bedroom with fitted wardrobe cupboards, adjoining family bathroom and a study/bedroom 4 completing the ground floor. Stairs rise to the first floor where there are two double sized bedrooms with velux windows and a shower room. Outside, the property is approached via a shared gravel driveway providing plenty of off road parking and space to create a detached double garage subject to planning permission. Side access to the rear garden which is of a particularly good size with extensive areas of lawns with shrub borders around and the boundaries are formed by new close board fencing and established trees and shrubs. The property has further potential to extend subject to the usual planning permissions and is well situated on the semi-rural edge of the village with lovely country walks immediately to hand. We highly recommend a visit to fully appreciate the accommodation on offer and the property is offered for sale with no onward chain.

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 Hall: ~ Kitchen/Breakfast Room 16' 10" x 15' 11" (5.13m x 4.84m) ~ Utility: ~ Cloakroom**  
**Sitting/Dining Room: 21' 4" x 17' 0" (6.51m x 5.18m) ~ Study/Bedroom Four: 9' 0" x 8' 10" (2.75m x 2.70m) ~ Bedroom One: 12' 9" x 12' 6" (3.88m x 3.80m)**  
**Bathroom**

**First Floor: ~ Bedroom Two: 17' 4" x 9' 6" (5.28m x 2.90m) ~ Bedroom Three: 15' 11" x 9' 6" (4.86m x 2.90m) ~ Shower Room**

**Services - gas fired heating and mains drainage**

### **Directions:**

From our office turn left into the High Street continuing to the second mini roundabout, turning left into the Ewhurst Road. Continue for approximately 3/4 of a mile turning left into Barhatch Road and the property can be found set back on the right hand side opposite the turning to Amlets Lane.

**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.

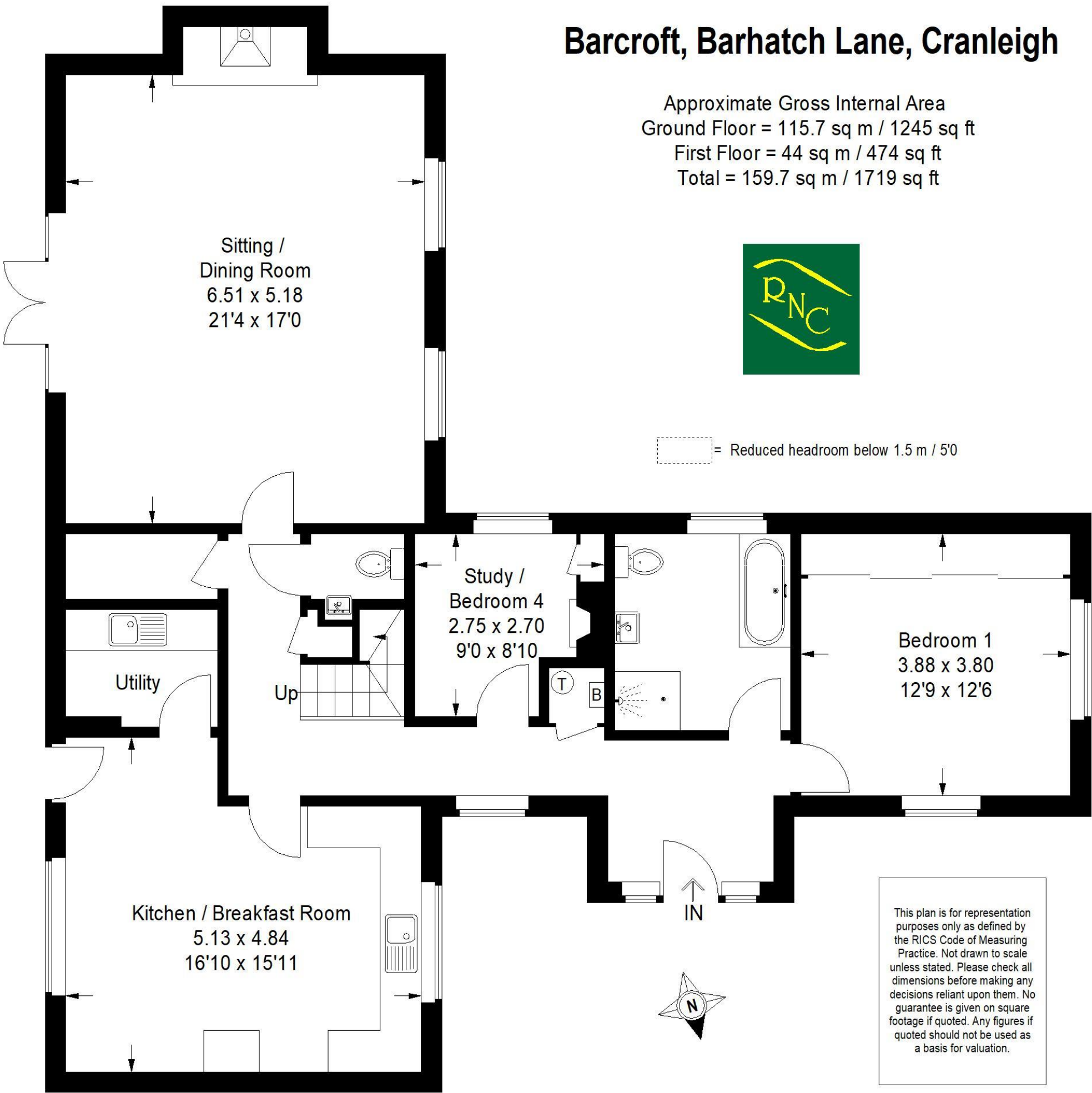
**Local Authority:** Waverley Borough Council. **Tax Band:** F

Barcroft, Barhatch Lane, Cranleigh

Approximate Gross Internal Area  
Ground Floor = 115.7 sq m / 1245 sq ft  
First Floor = 44 sq m / 474 sq ft  
Total = 159.7 sq m / 1719 sq ft

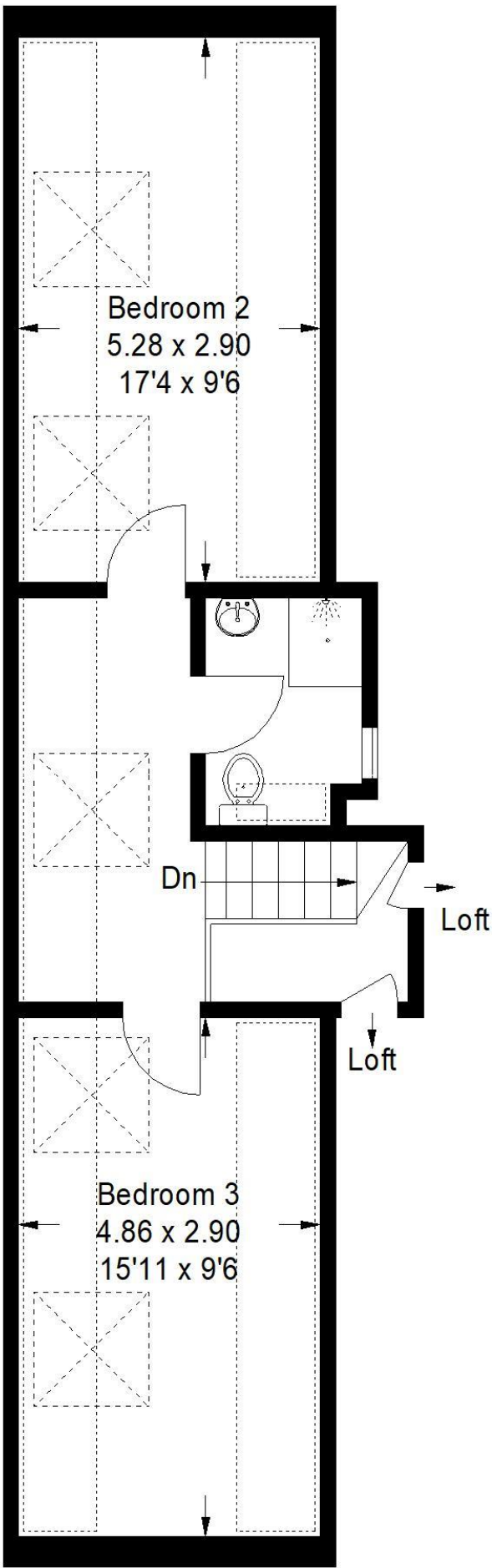


[Dashed box] = Reduced headroom below 1.5 m / 5'0"



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.



First Floor





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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)