



7 Romaine Road, Cranleigh, GU6 8NY
Asking Price: £1,150,000 Freehold

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ESTATE AGENT
Est. 1991

- * **Stunning 4 double bedroom 4 bathroom 'almost' new home** * **Over 3,000 sq ft (including garage)** *
- * **Impressive 34 ft open plan kitchen/dining/family room** * **Ample parking includes double garage and a parking space** *
- * **Pleasant walk to the Village via Knowle Park Country Park** *
- * **Study** * **Principal bedroom featuring dressing room and en-suite** * **EPC Rating: B** *

Impressive, spacious, four bedroom, four bathroom detached home conveniently positioned approx. 15 minutes level walk of Cranleigh's vibrant High Street hosting a variety of independent shops, restaurants and cafés.

Set in a peaceful edge of village location with an open outlook is this exceptional four-bedroom detached home offering over 2,600 sq ft of beautifully presented, 'almost new' accommodation, blending contemporary comfort with timeless design. A standout feature of the home is the impressive 34-foot open-plan kitchen, dining and family area - the true heart of the house, thoughtfully designed to accommodate both everyday family life and entertaining on a grander scale. At its centre is a striking brick fireplace housing a wood-burning stove, creating a warm and inviting atmosphere. The principal bedroom serves as a luxurious private retreat, complete with a spacious dressing room and a well-appointed en-suite bathroom. Two of the additional bedrooms also benefit from en-suite shower rooms, while the fourth bedroom is generously sized and has use of the family bathroom. The home also includes a study, sitting room and utility room and ample built-in storage throughout. Outside, the property offers excellent parking provisions, with a double garage and a private driveway providing space for another vehicle with EV charging point. Combining spacious interiors, modern finishes, and a scenic setting, this outstanding home offers the perfect balance of countryside tranquillity and contemporary living with the convenience of the High Street nearby. Early viewing is highly recommended to fully appreciate all that this remarkable property has to 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 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 Hallway ~ Store Room ~ Cloakroom ~ Utility Room ~ Kitchen/Dining/Family Room: 34' 9" x 20' 6" (10.6m x 6.24m)
Study: 8' 0" x 12' 11" (2.44m x 3.93m) ~ Sitting Room: 16' 1" x 12' 11" (4.89m x 3.93m)

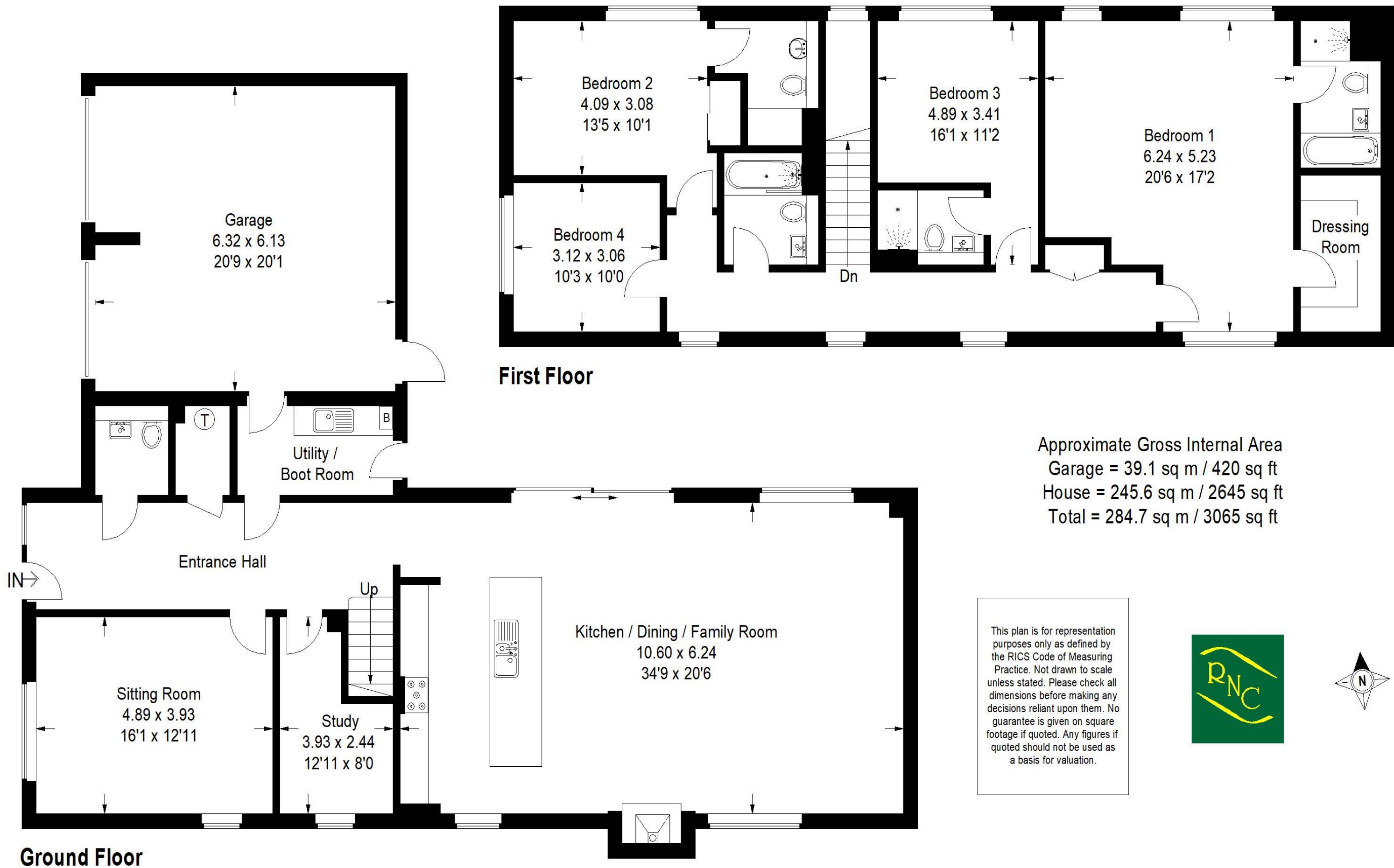
First Floor: Bedroom One with Ensuite and Dressing Room: 20' 6" x 17' 2" (6.24m x 5.23m) ~ Bedroom Two with Ensuite: 13' 5" x 10' 1" (4.09m x 3.08m)
Bedroom Three with Ensuite: 16' 1" x 11' 2" (4.89m x 3.41m) ~ Bedroom Four: 10' 3" x 10' 0" (3.12m x 3.06m) ~ Family Bath/Shower Room

Outside: Double Garage: 20' 9" x 10' 3" (6.32m x 3.13m) ~ Parking Space with EV charging point

Directions: Head out of Cranleigh using the Elmbridge Road. After passing over the bridge take the turning left into Alfold Road. After less than half a mile turn right into Boston Road (Amber Waterside) and continue into Exbury Crescent. Romaine Road will be found on the left hand side and no.7 is the last property on the left.

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

Romaine Road, Cranleigh



Ground Floor

First Floor



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