



4 Oaklands
Knowle Lane, Cranleigh, GU6 8JN
Asking Price: £550,000 Share of Freehold

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ESTATE AGENT
Est. 1991

*** Well presented ground floor apartment * Three bedrooms * Two bathrooms * Bright and Sunny southerly aspect. *
Beautifully tended communal gardens * Single garage in separate block * No onward chain. * EPC Rating: D ***

A most impressive ground floor three bedroom apartment, being just one of eight properties built within beautifully landscaped gardens within half a mile of the village centre. The property is immaculately presented throughout, enjoying bright and airy accommodation benefiting from a south and westerly aspect. There is a fitted kitchen with integrated appliances, two modern refitted bathrooms, replacement double glazed windows and newly installed gas boiler. The adaptable arrangement of accommodation comprises; a double aspect sitting/dining room with sliding patio doors to the gardens, fitted kitchen, master bedroom with fitted wardrobe cupboards and bedroom furniture, second double bedroom with fitted wardrobe cupboards and bedroom three/study, also with built-in wardrobe cupboard. Outside the beautifully landscaped gardens are well maintained with communal areas of lawn with well stocked flower and shrub borders around. The property benefits from a small paved patio with sun awning providing a super outdoor seating area overlooking the grounds. There is a separate single garage with electric up and over door within the parking area and there is a most useful private gate providing pedestrian access to the village via Snoxall fields. We highly recommend a visit to this superb apartment where properties rarely become available.

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 ~

**Entrance Hall: ~ Sitting/Dining Room: 20' 7" x 12' 5" (6.28m x 3.78m) ~ Kitchen: 10' 11" x 8' 8" (3.32m x 2.63m) ~ Covered Area: ~ Bathroom: ~ Shower Room: ~ Bedroom One: 13' 11" x 11' 11" (4.23m x 3.63m) ~ Bedroom Two: 11' 7" x 11' 0" (3.54m x 3.35m) ~ Bedroom Three: 11' 3" x 9' 4" (3.43m x 2.85m) ~
Outside: ~ Garage: 16' 5" x 8' 2" (5.00m x 2.48m) ~**

Leasehold information: 999yrs from 1977. 8th Share of Freehold. Service charge: £3000pa (2024) ~

Directions:

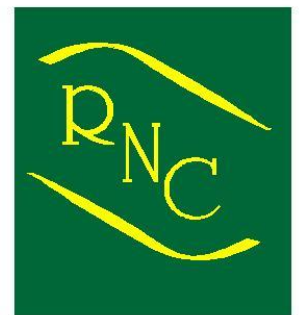
From our offices, turn right into Knowle Lane and continue for approximately half a mile and Oaklands can be found on the left hand side.

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.

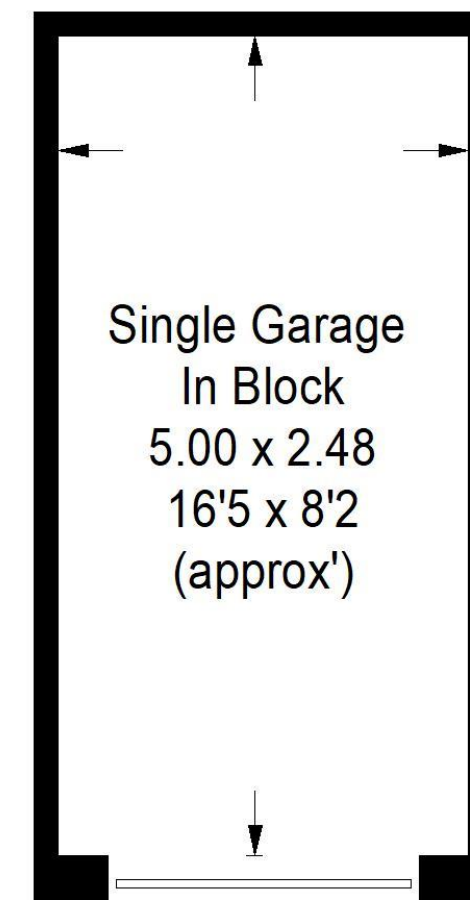
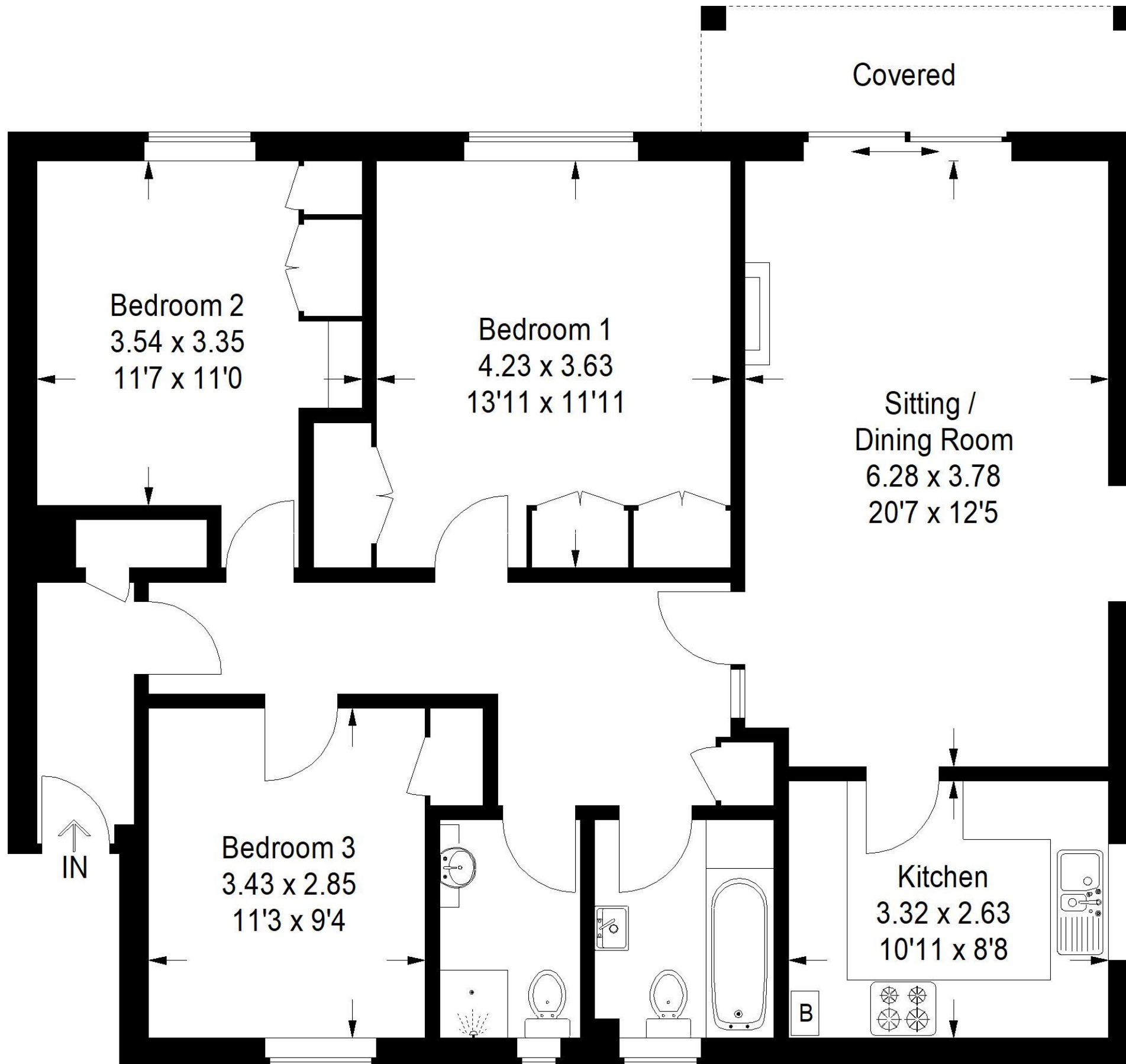
Local Authority: Waverley Borough Council. **Tax Band:** E

Knowle Lane, Cranleigh

Approximate Gross Internal Area
(Excluding Garage)
98.1 sq m / 1056 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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