



45 Hewitts Road,
Cranleigh, GU6 8US
Asking Price: £415,000 Freehold

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ESTATE AGENT
Est. 1991

*** Well presented two bedroom semi * Sitting room with good storage ***
*** Kitchen/breakfast room * Utility room and cloakroom * Main bedroom with ensuite shower ***
*** Attractive part-walled garden * Impressive home office/studio * Private driveway parking for several cars ***
*** EPC Rating: B ***

Nestled within a sought-after development by Miller Homes, this beautifully presented two-bedroom semi-detached home offers modern living in a prime location, just a short, level stroll from the village centre. Built in 2022, the property spans two thoughtfully designed floors, boasting stylish and comfortable accommodation throughout. Upon entering, you'll find a welcoming sitting room featuring a deep understairs cupboard for storage. The space seamlessly flows into a well-appointed kitchen/breakfast room, complete with integrated fittings and double doors that open to the garden. A practical utility room and a convenient ground floor cloakroom further enhance the functionality of the home. Ascending to the first floor, a spacious landing provides access to a generously sized linen cupboard and built-in storage. The principal bedroom enjoys the luxury of an ensuite shower room, while the second double bedroom is complemented by a sleek family bathroom. Externally, the property benefits from ample driveway parking for multiple vehicles with a car charging point. Side access to a paved rear garden with astro turf and attractive brick walling forming the boundary. At the foot of the garden, a versatile and impressive home office/studio with adjoining garden store and offers an ideal space for work or leisure. There is direct access close to the property onto the Downs Link footpath leading into the village centre. Also there are lovely views from the main bedroom towards the Common. We strongly encourage an early viewing to truly 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: Entrance ~ Sitting Room: 14' 0" x 11' 5" (4.26m x 3.47m) ~ Kitchen/Breakfast Room: 13' 1" x 11' 1" (4.00m x 3.39m) ~ Cloakroom Utility

First Floor: Bedroom One: 11' 5" x 10' 4" (3.47m x 3.16m) ~ Ensuite ~ Bedroom Two: 14' 8" x 10' 9" (4.46m x 3.27m) ~ Bathroom

Outside: ~ Studio/Home Office: 8' 8" x 8' 1" (2.65m x 2.47m) ~ Store

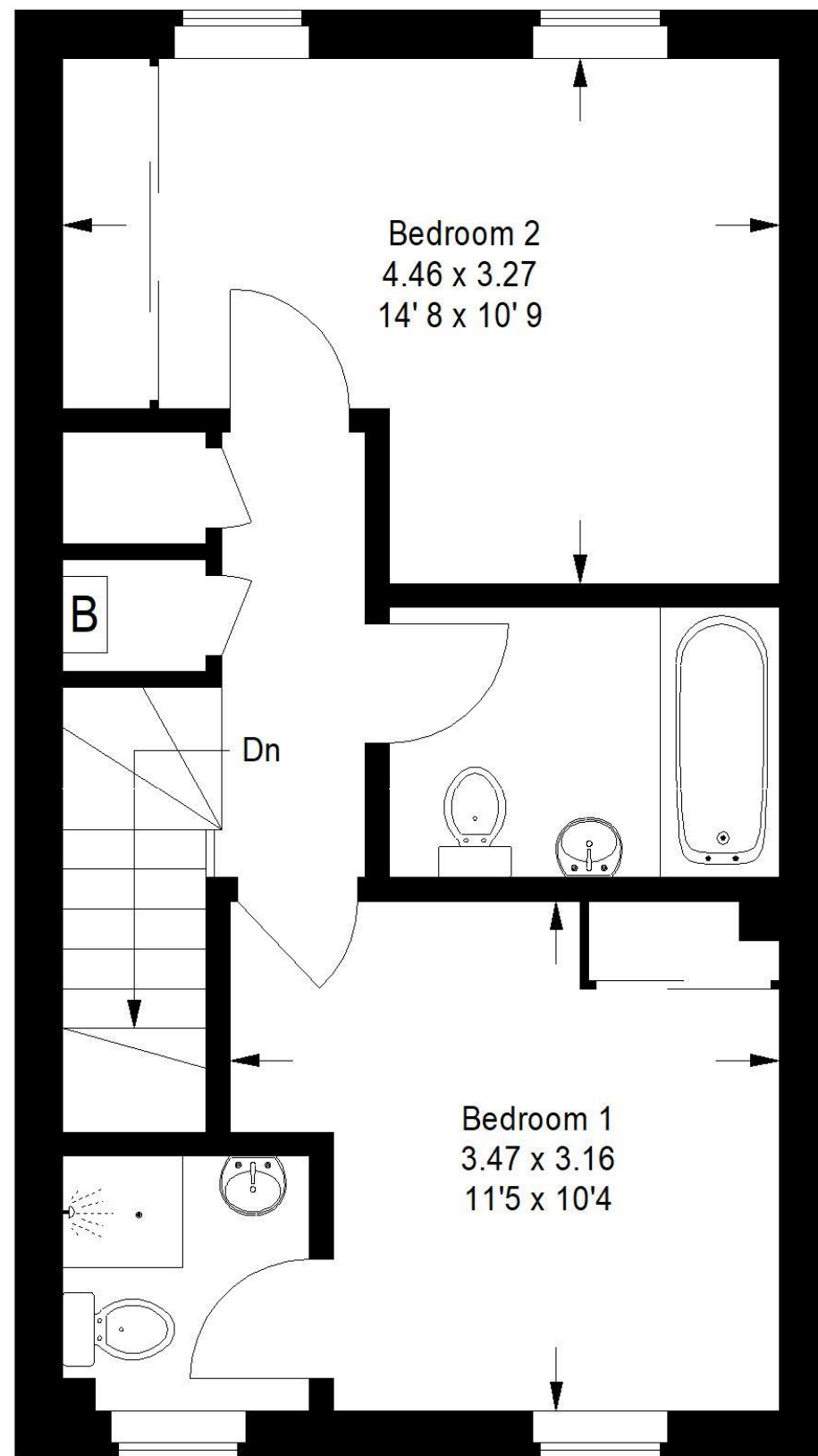
Directions:

From our office turn right into the High Street continuing to the third mini-roundabout turning left into the Elmbridge Road. Continue over the Elm bridge taking the first turning left into Newbridge Road which leads into Hewitts Road and follow the road around to the left and the property can be found on the left hand side.

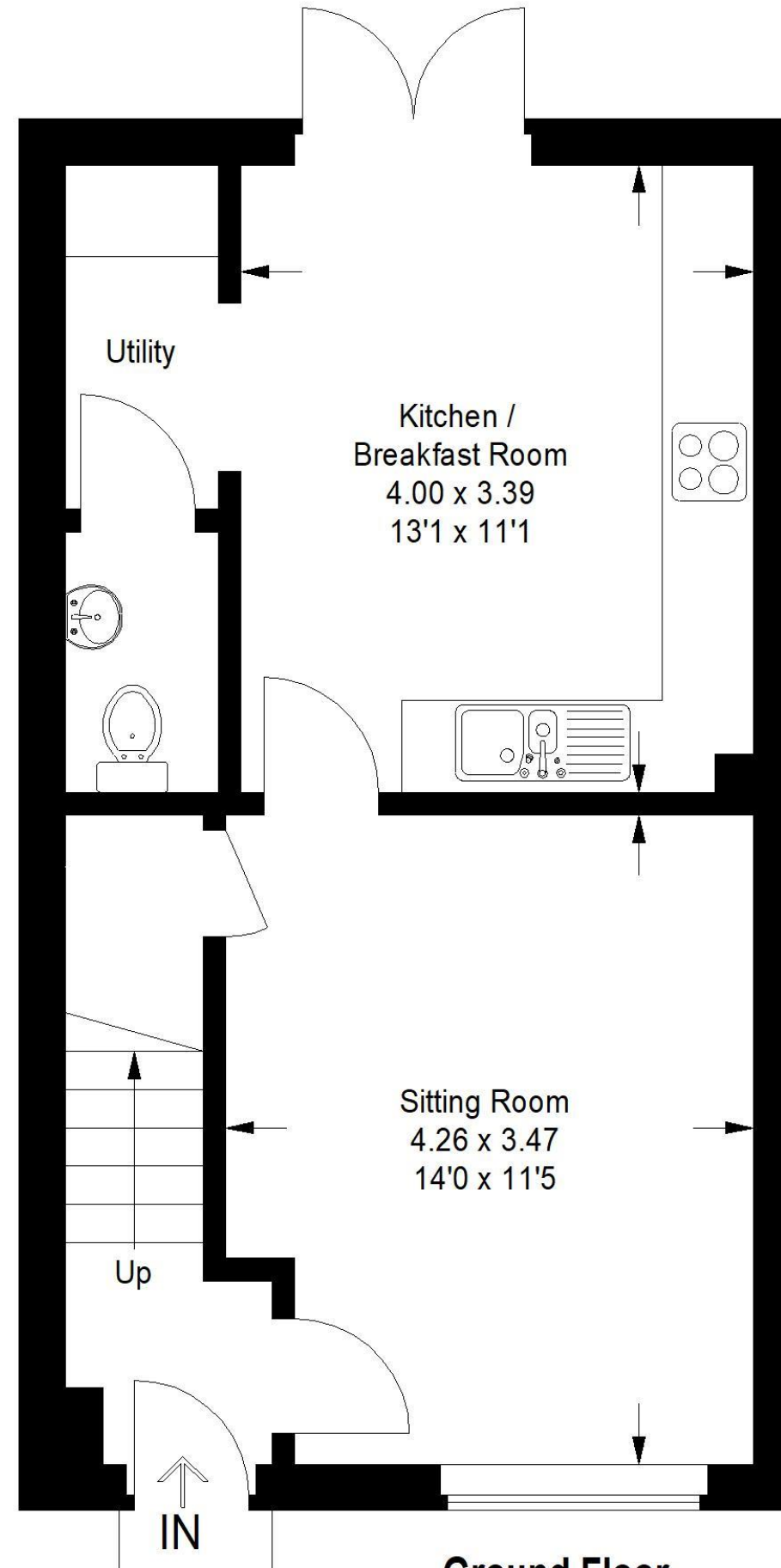
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or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

Hewitts Road, Cranleigh

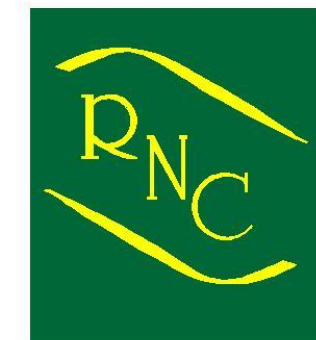
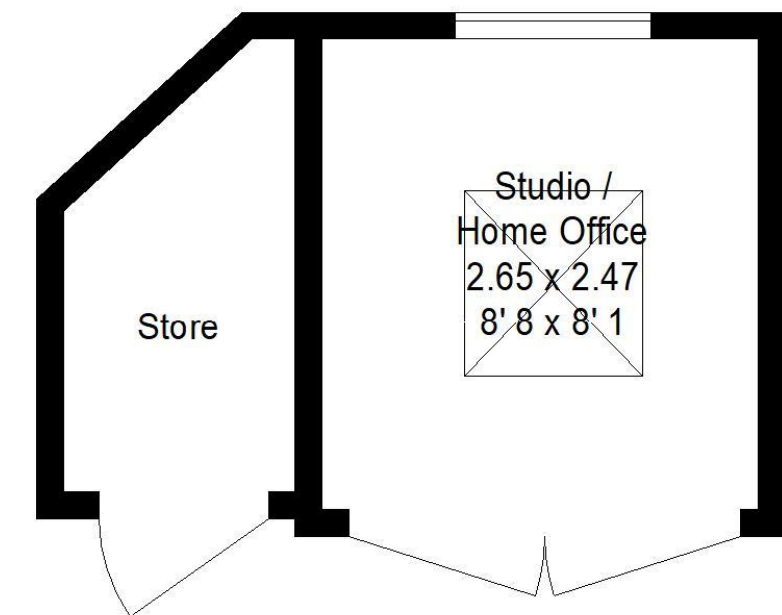
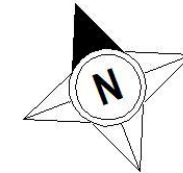


First Floor



Ground Floor

**APPROX. GROSS
INTERNAL FLOOR AREA**
House = 827 SQFT / 76.9 SQM
Studio = 104 SQFT / 9.7 SQM



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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