



Waterbridge Stables
Knowle Lane, Cranleigh, GU6 8JW
Asking Price: Offers in Excess of £475,000

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ESTATE AGENT
Est. 1991

*** Detached character home * Enjoying far reaching views over farmland * Stylish open plan layout ***
*** Kitchen with vaulted ceiling * Versatile layout with ground floor bedroom * Re-fitted shower room ***
*** Planning permission granted to extend the first floor * EPC Rating: E ***

Beautifully updated and improved detached cottage situated on the outskirts of the village benefitting from far reaching rural views and planning permission to extend the first floor. The property benefits from an open plan layout, with a newly fitted kitchen including quartz work surfaces incorporating a breakfast bar. This is a lovely light room with patio doors opening to the garden and roof windows in the vaulted ceiling. A double bedroom and a refitted shower room complete the ground floor. Upstairs there are two bedrooms and a large landing area. The planning permission obtained is to extend the first floor increasing the size of both bedrooms substantially whilst also creating room for an upstairs bathroom. Outside the property enjoys a generous plot with a parking area next to a small pond at the front and a lawned garden with views to the rear. We highly recommend a viewing to fully appreciate this charming home in a rural, whilst not, isolated position.

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, 140 Fashion store, 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 ~ Family/Dining Room: 17' 5" x 13' 8" (5.32m x 4.17m) ~ Kitchen: 13' 11" x 12' 4" (4.23m x 3.75m)
Bedroom 1: 11' 7" x 9' 1" (3.54m x 2.78m) ~ Shower Room

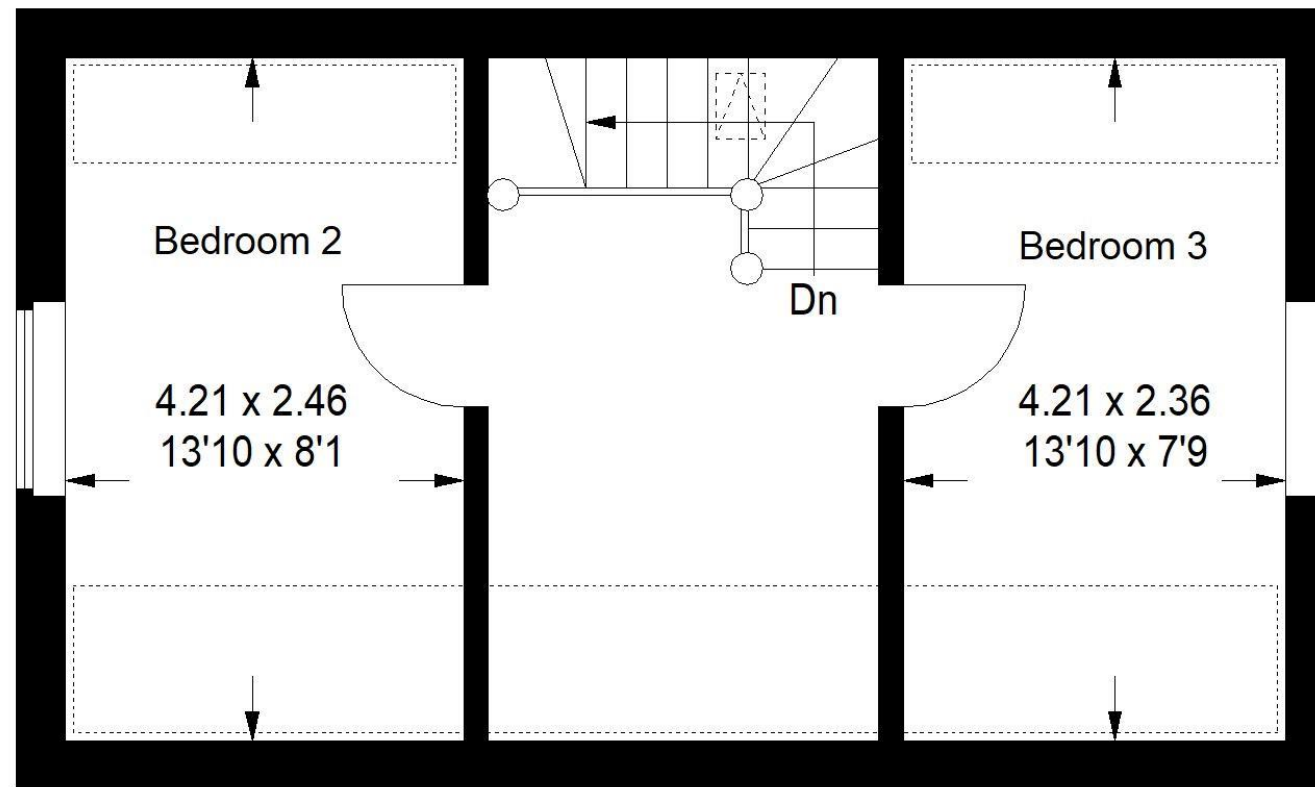
First Floor: Bedroom Two: 13' 10" x 7' 9" (4.21m x 2.36m) ~ Bedroom Three: 13' 10" x 8' 1" (4.21m x 2.46m)

Outside: Parking for 3 cars ~ Garden with views ~ Services: Mains electric and water. LPG. Private drains.

Directions: From our office turn left into the High Street and take the first right into Knowle Lane. Continue for approximately 1.5 miles and the property will be found on the right 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.

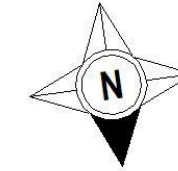
Local Authority: Waverley Borough Council. **Tax Band:** D



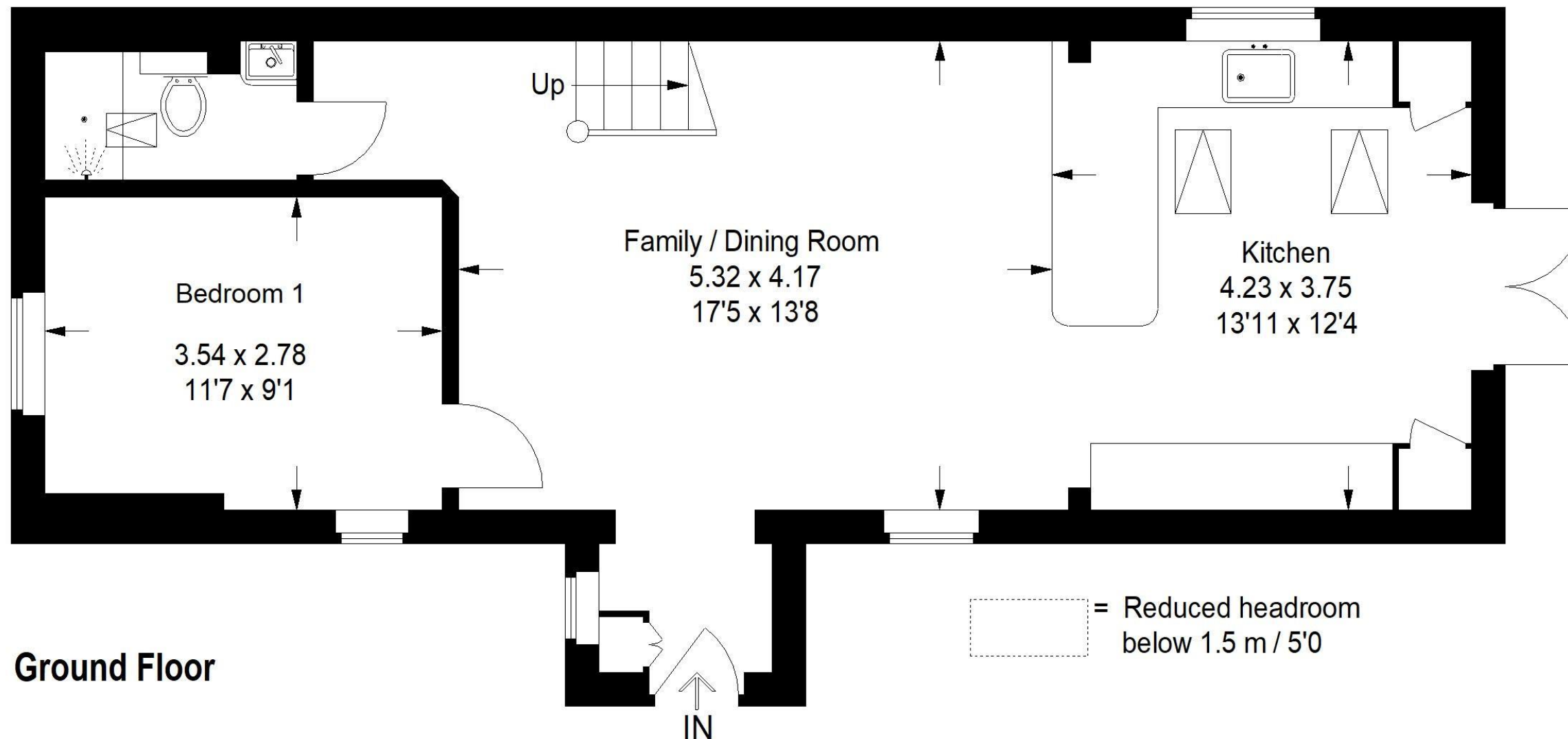
Waterbridge Stables, Knowle Lane

Approximate Gross Internal Area
 Ground Floor = 56.3 sq m / 606 sq ft
 First Floor = 31.5 sq m / 339 sq ft
 Total = 87.8 sq m / 945 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.



First Floor



Ground Floor



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www.rogercoupe.com
3 Bank Buildings, High Street, Cranleigh, Surrey GU6 8BB
T: 01483 268555 e: housesales@rogercoupe.com