



**20 Key Drive, Cranleigh, GU6 8WP**  
**Asking Price: £458,000 Freehold**

**ROGER COUPE**  
your local property experts

ESTATE AGENT  
Est. 1991

**\* No onward chain \* Beautifully presented contemporary home \* Spacious open plan layout \***  
**\* Two double bedrooms \* Two bath/shower rooms \* South facing garden \* Knowle Country Park nearby \***  
**\* Driveway parking for 2 cars \* EPC Rating: B \***

A beautifully presented contemporary home offering two double bedrooms, two bathrooms, and a bright, spacious open-plan kitchen/living area. Situated in a sought-after location near Knowle Park, this stylish property is ideal for modern living. The ground floor boasts a stunning 30ft open-plan living and kitchen area, complete with sleek cabinetry, integrated appliances, and direct access to a south-facing garden, perfect for entertaining or relaxing in the sun. A convenient downstairs WC completes the ground floor. Upstairs, you'll find two generous double bedrooms, including a principal bedroom with ample space for a desk or dressing area features an en-suite shower room. The modern family bathroom completes the accommodation. Ideally located close to the new Knowle Park Country Park, the property offers scenic walking routes and a peaceful setting while providing easy pedestrian access to Cranleigh's vibrant High Street with its shops, cafés, and amenities. With its clean modern aesthetic, thoughtful layout, and light-filled interiors, this home offers a turn-key lifestyle within easy reach of both nature and village life.

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: Kitchen/Living Room: 30' 10" x 14' 8" (9.40m x 4.46m) ~ Cloakroom**

**First Floor: Bedroom One: 14' 8" x 9' 10" (4.46m x 3.00m) ~ Ensuite ~ Bedroom Two: 14' 8" x 8' 4" (4.46m x 2.55m) ~ Bathroom**

**Outside: Driveway Parking ~ South Facing Garden**

**Service charge: £236.76 per annum**

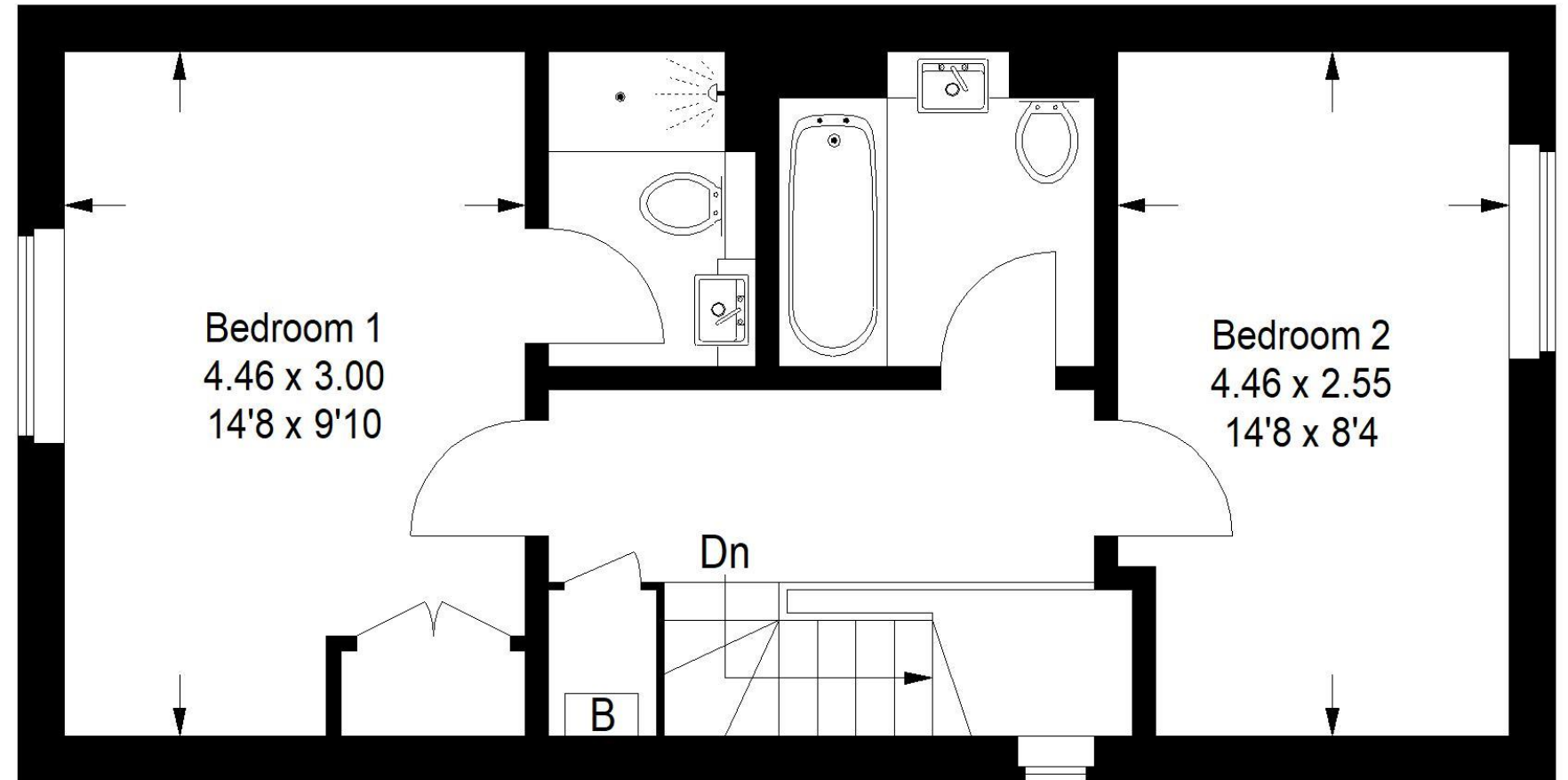
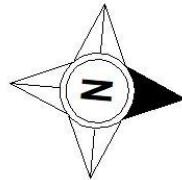
**Directions:** From our office turn right onto the High Street and continue straight over 2 mini roundabouts. After the Cricket pitch turn left at the roundabout onto the Elmbridge Road, continue over the bridge and take the turning left onto the Alfold Road. Continue along for approximately 1/4 mile and turn left into Key Drive and the property will be found after a short distance 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.

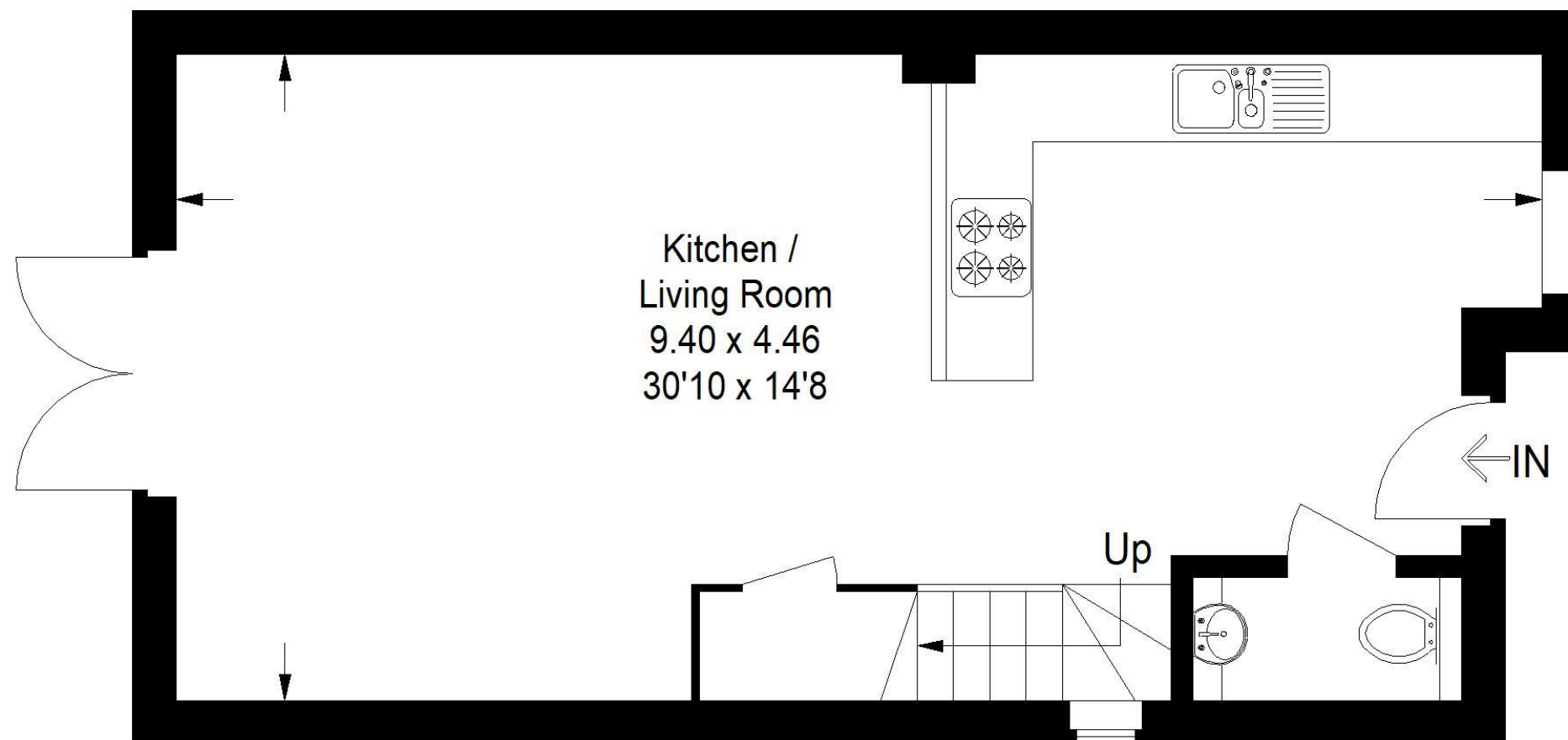
**Local Authority:** Waverley Borough Council. **Tax Band:** D

# Key Drive, Cranleigh

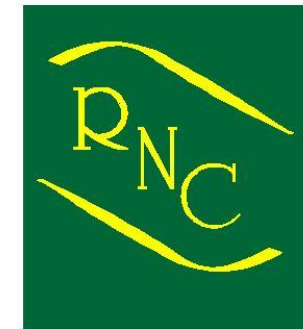
Approximate Gross Internal Area  
Ground Floor = 40.9 sq m / 440 sq ft  
First Floor = 41.8 sq m / 450 sq ft  
Total = 82.7 sq m / 890 sq ft



**First Floor**



**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.



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