



6 Napper Place,
Cranleigh, GU6 8DG
Asking Price: £650,000 Freehold

ROGER COUPE
your local property experts

ESTATE AGENT
Est. 1991

*** Four bedroom detached home * Wide corner plot * Double aspect Sitting room ***
*** Dining room * Two bathrooms * Garage and driveway parking ***
*** No onward chain * EPC Rating: D ***

Spacious Four-Bedroom Family Home on a Generous Corner Plot - Situated in a sought-after location close to the village, this charming four-bedroom family home offers a generous corner plot and exciting potential for modernisation. With accommodation spanning two floors, the property welcomes you with a reception hall, complete with a convenient cloakroom. The ground floor boasts a well proportioned dual-aspect sitting room, extending from front to rear. A dedicated dining room provides the perfect setting for family meals and entertaining and a kitchen/breakfast room and cloakroom complete the ground floor. Upstairs, the property features four well-sized bedrooms, including a main bedroom with ensuite shower, alongside a family bathroom. Additional benefits include double glazing, gas-fired heating. Outside, a tarmac driveway leads to a double-length garage, with side access to the expansive rear garden mainly laid to lawn. This property presents an incredible opportunity to update and create a truly special home in a desirable location. Offered for sale with no onward chain, we highly recommend a viewing to fully appreciate the space, potential 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 Hall ~ Cloakroom ~ Dining/Family Room: 11' 9" x 10' 1" (3.59m x 3.08m) ~ Kitchen/Breakfast Room: 13' 8" x 9' 10" (4.16m x 3.00m)
Sitting Room: 19' 7" x 11' 5" (5.97m x 3.47m)

First Floor: Bedroom One ~ Ensuite ~ Bedroom Two: 11' 6" x 9' 10" (3.50m x 3.00m) ~ Bedroom Three: 9' 8" x 8' 0" (2.94m x 2.45m)
Bedroom Four: 10' 5" x 6' 5" (3.17m x 1.95m) ~ Bathroom

Outside: Garage: 32' 11" x 8' 7" (10.03m x 2.61m)

Directions:

From our office turn left into the High Street and proceed to the second mini roundabout and proceed straight over into the Horsham Road. Take the third turning right into Ashtrees and then first left into Nightingales. Napper Place is the second turning left and Number 6 is at the end of the close.

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.

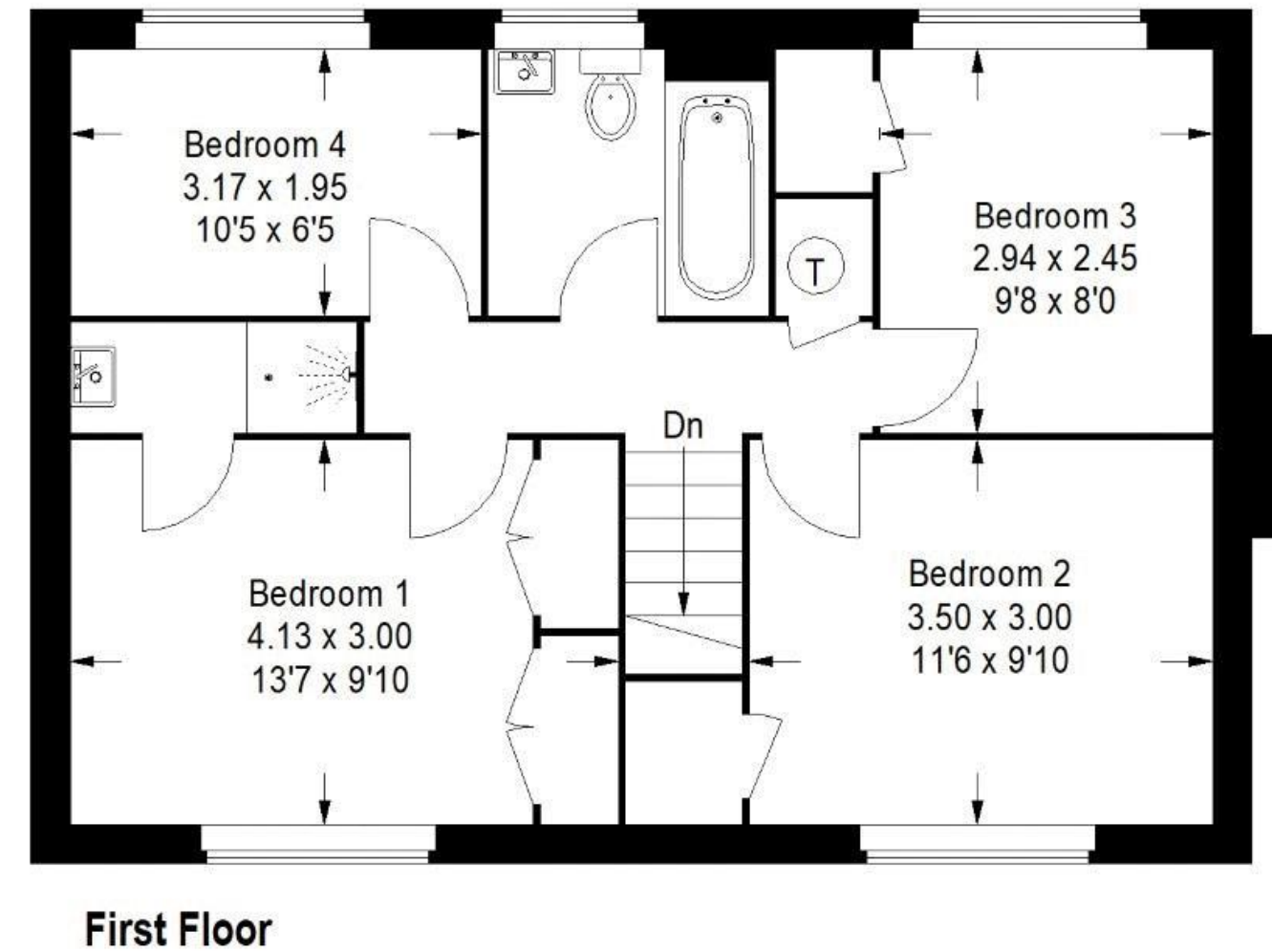
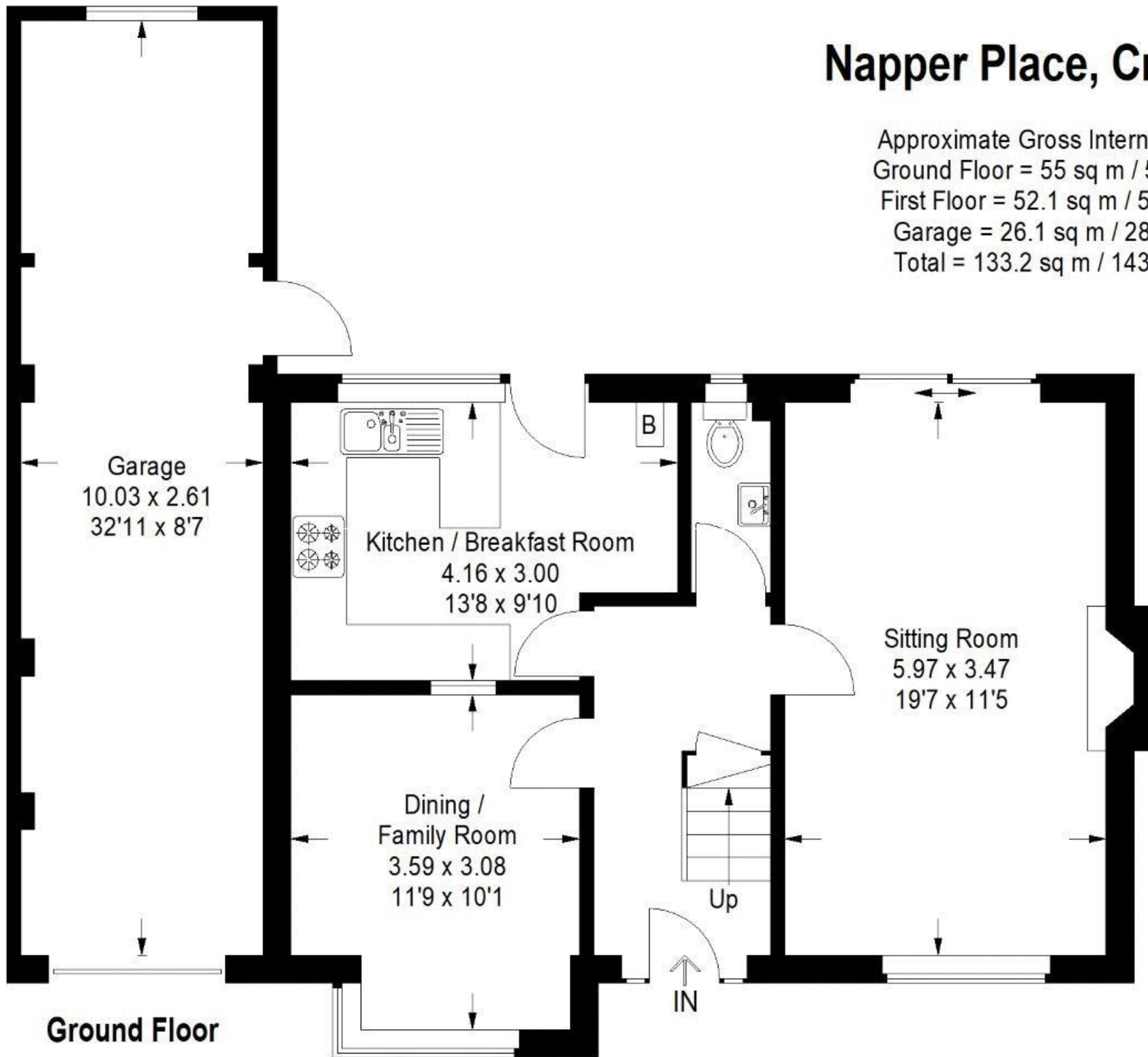
Local Authority: Waverley Borough Council. **Tax Band:** F

Napper Place, Cranleigh

Approximate Gross Internal Area
Ground Floor = 55 sq m / 592 sq ft
First Floor = 52.1 sq m / 561 sq ft
Garage = 26.1 sq m / 281 sq ft
Total = 133.2 sq m / 1434 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.





ROGER
COUPE





ROGER
COUPE





ROGER COUPE
your local property experts


ESTATE AGENT
Est. 1991

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