



70
New Park Road, Cranleigh, GU6 7JN
Asking Price: £475,000 Freehold

*** Detached 3 bedroom home * Stylish updated home * Open plan kitchen dining room ***

*** Modern bathroom with bath and shower * West facing garden * Garage and driveway parking * EPC Rating: C ***

A beautifully presented detached three-bedroom home, located in a popular residential area within easy reach of Cranleigh village centre. This stylish property offers modern, light-filled interiors and a layout ideal for contemporary family living. The highlight is the impressive open-plan kitchen/dining room, fitted with stylish navy cabinets, a peninsular creating a breakfast bar and integrated appliances. Patio doors open directly onto the rear garden, creating a fantastic space for entertaining and everyday life. The spacious sitting room to the front is perfect for relaxing, while upstairs you'll find three generous bedrooms and a superb family bathroom, complete with a separate walk-in shower, bath, and high-quality finishes. Outside, the property benefits from a West facing rear garden, covered side storage, and a detached garage accessed from the rear, and a driveway to the front. With excellent local schools, shops, and countryside walks nearby, this is a fantastic opportunity to own a modernised home in a sought-after location.

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 ~ Sitting Room: 13' 4" x 10' 11" (4.06m x 3.32m) ~ Kitchen/Dining Room: 17' 7" x 10' 5" (5.37m x 3.18m)

**First Floor: Bedroom One: 13' 10" x 10' 2" (4.21m x 3.09m) ~ Bedroom Two: 11' 1" x 10' 2" (3.39m x 3.09m) ~ Bedroom Three: 10' 8" x 7' 5" (3.25m x 2.27m)
Bathroom**

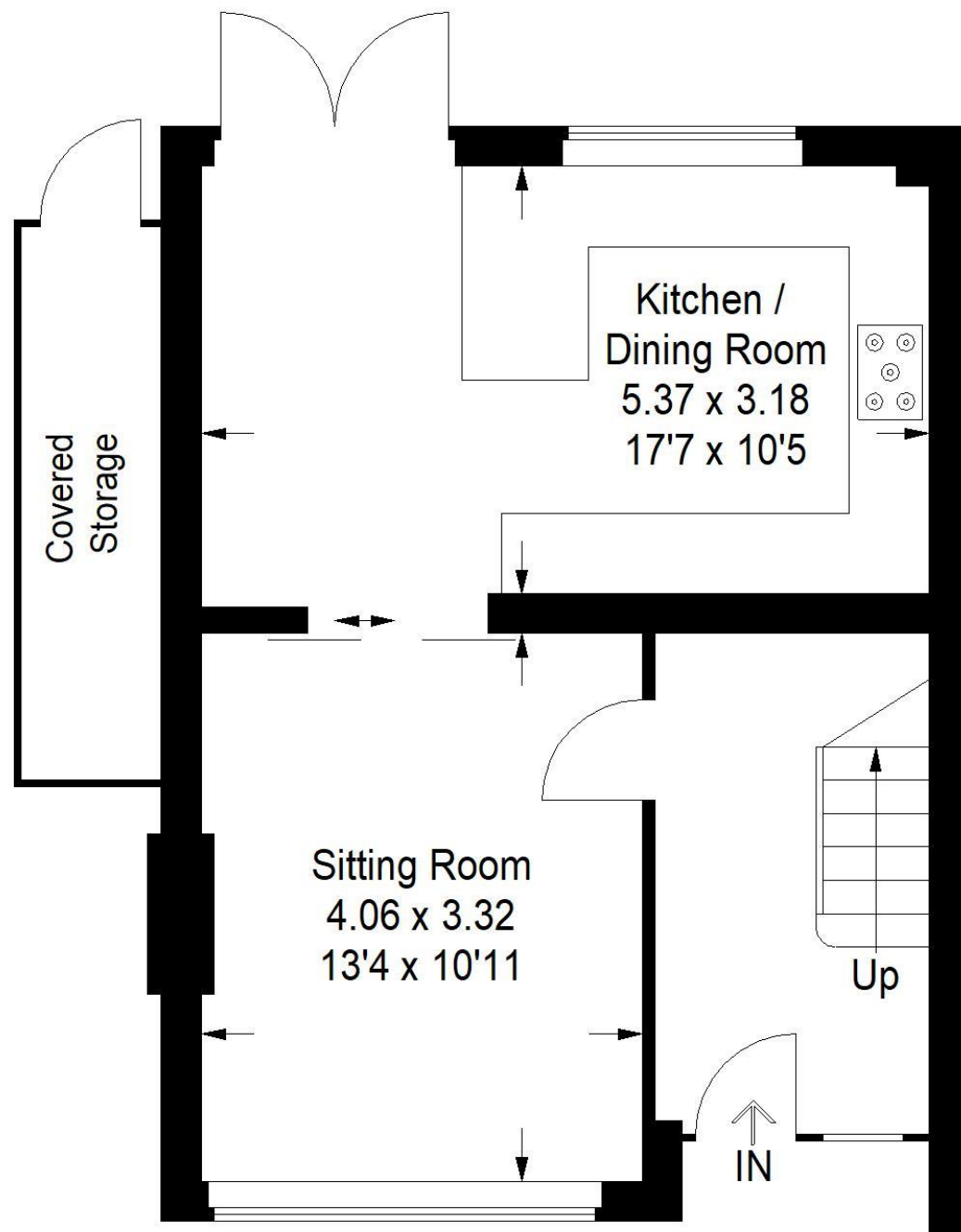
Outside: West facing garden ~ Driveway Parking ~ Garage: 18' 1" x 8' 7" (5.51m x 2.61m) ~ Covered storage

Directions: From our office turn left into the High Street and proceed to the second mini roundabout, bearing left into the Ewhurst Road. Take the second turning right into New Park Road and no. 70 will be found on the right hand side towards the end just before the turning to Gingers Close.

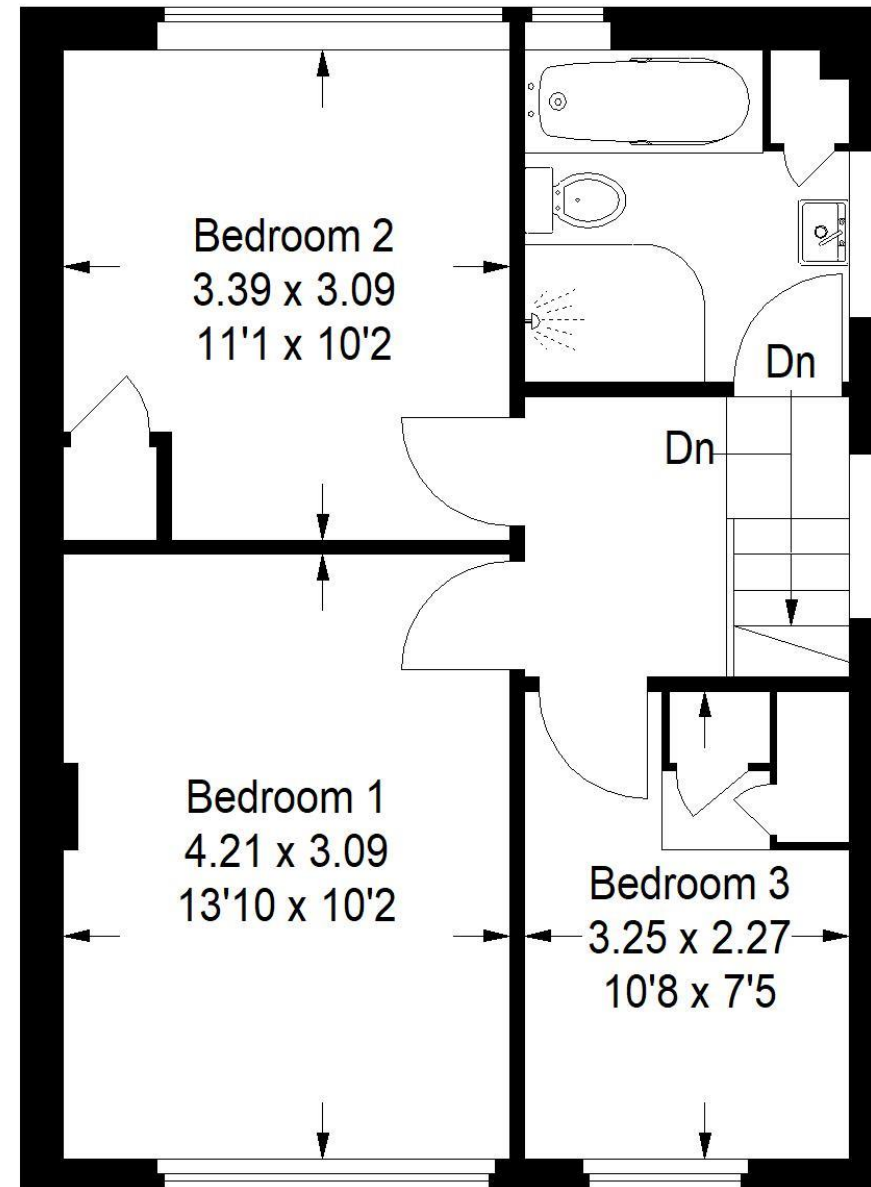
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or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

New Park Road, Cranleigh

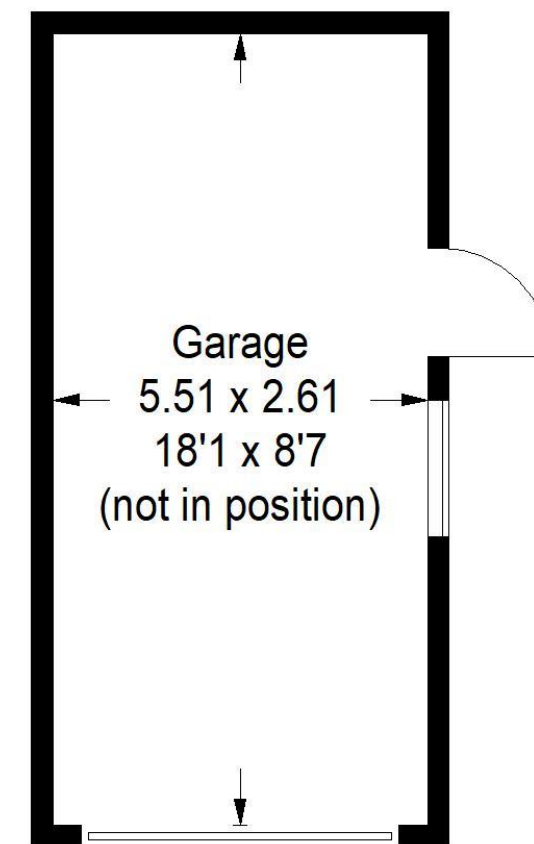
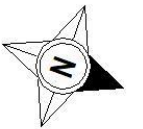


Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 41.4 sq m / 446 sq ft
(Excluding Covered Storage)
First Floor = 42.0 sq m / 452 sq ft
Garage = 14.3 sq m / 154 sq ft
Total = 97.7 sq m / 1052 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