



Fairfield,
10, Mead Road, Cranleigh

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ESTATE AGENT
Est. 1991

*** Impressive extended Edwardian semi detached house * Four bedrooms * Two bathrooms ***
*** Stunning open plan kitchen/dining room * Utility/Cloakroom * South facing garden ***
*** Home office and store * Off road parking for two cars ***

Mead Road, Cranleigh, GU6 7BG
Asking Price: £785,000- Freehold

Step into timeless sophistication with this beautifully maintained Edwardian semi-detached house, nestled just a short stroll from the heart of the village. Combining original period charm with thoughtful modern upgrades, this spacious four-bedroom home is the perfect sanctuary for family life. The property has accommodation arranged over three floors having a classic 25' living room with fireplace having wood burning stove and plantation shutters in the bay window, deep understairs cupboard, spacious/utility cloakroom which then leads to a most impressive kitchen/dining room which is the soul of this home and features underfloor heating. A large central island with sleek white countertops offers both functionality and flair. Pendant lighting casts a warm glow over grey cabinetry, while the farmhouse sink and open shelving add rustic charm. The dining area seamlessly blends with the outdoors, thanks to generous bi folding doors and ceiling skylights that flood the space with light. Stairs rise to the first floor where there are three bedrooms and a family bathroom with bath having separate shower over and then stairs rise to the top floor where there is a double aspect principal bedroom with luxury bathroom suite with bath and separate shower. Outside, the garden is beautifully kept garden framed by lush greenery. The paved patio is perfect for al fresco meals, and children will love the play-ready lawns and trampoline area. Whether you're sunbathing, gardening, or gathering with friends, this space delivers year-round enjoyment all benefitting from a southerly aspect. Another feature is the home office and store with power and light. We highly recommend a visit to fully appreciate the accommodation on offer.

Situation:

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 32 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 Handyman's Store. Fountain Square is the centre of Alfresco entertainment and dining provided by the Richard Onslow pub/boutique hotel, Joanna's Tea Room, Browns Gin & Tea bar and Yangaz Café. Restaurants and pubs include Pizza Express, Curry Inn, Malabar, Tay Tar Thai and The Three Horseshoes. 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. We are very lucky to have Knowle Park a new 60 acre country park and nature reserve in the heart of Cranleigh, featuring a lake, outdoor performance spaces including an impressive natural terraced amphitheatre and an adventure park. 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 ~

Entrance Hall ~ Sitting Room 24' 9" x 11' 6" (7.55m x 3.51m) **~ Kitchen/Dining/Family Room** 25' 9" x 14' 1" (7.86m x 4.29m) **~ Utility room/Cloakroom**

First Floor: Bedroom Two 12' 10" x 9' 11" (3.92m x 3.02m) **~ Bedroom Three** 11' 7" x 8' 6" (3.54m x 2.59m) **~ Bedroom Four** 9' 11" x 8' 7" (3.02m x 2.62m) **~ Bathroom**

Second Floor: ~ Bedroom One 17' 10" x 10' 5" (5.44m x 3.18m) **~ Ensuite**

Outside: Studio/Home Office 14' 5" x 7' 7" (4.4m x 2.3m) **~ Garden Store** 15' 1" x 7' 8" (4.6m x 2.33m)

Services: Gas fired heating and air source heat pump, mains drains and electicity

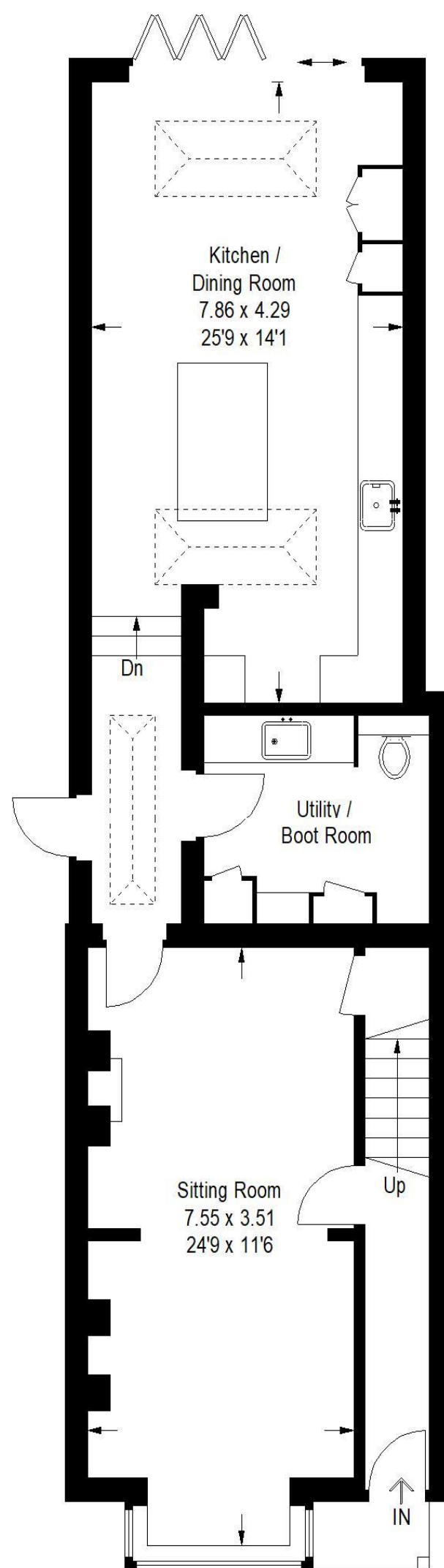
Directions: From the High Street turn left at the Obelisk roundabout onto Ewhurst Road. Take the next turning on the right into Mead Road and no.10 will be found after a short distance on the right hand side.

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.

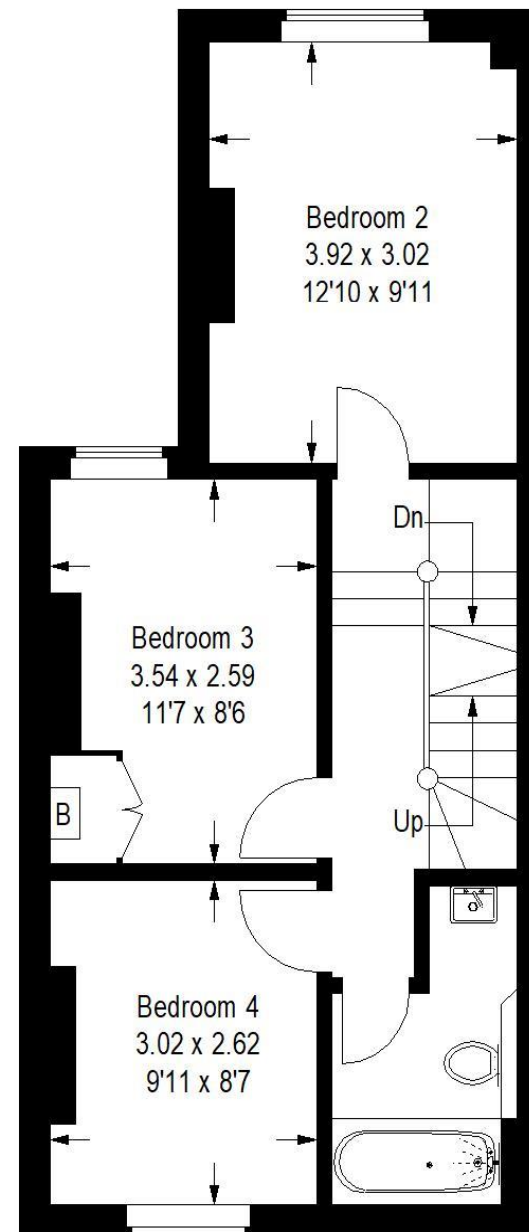
Local Authority: Waverley Borough Council. Tax Band: D. EPC Rating: D.

Mead Road, Cranleigh

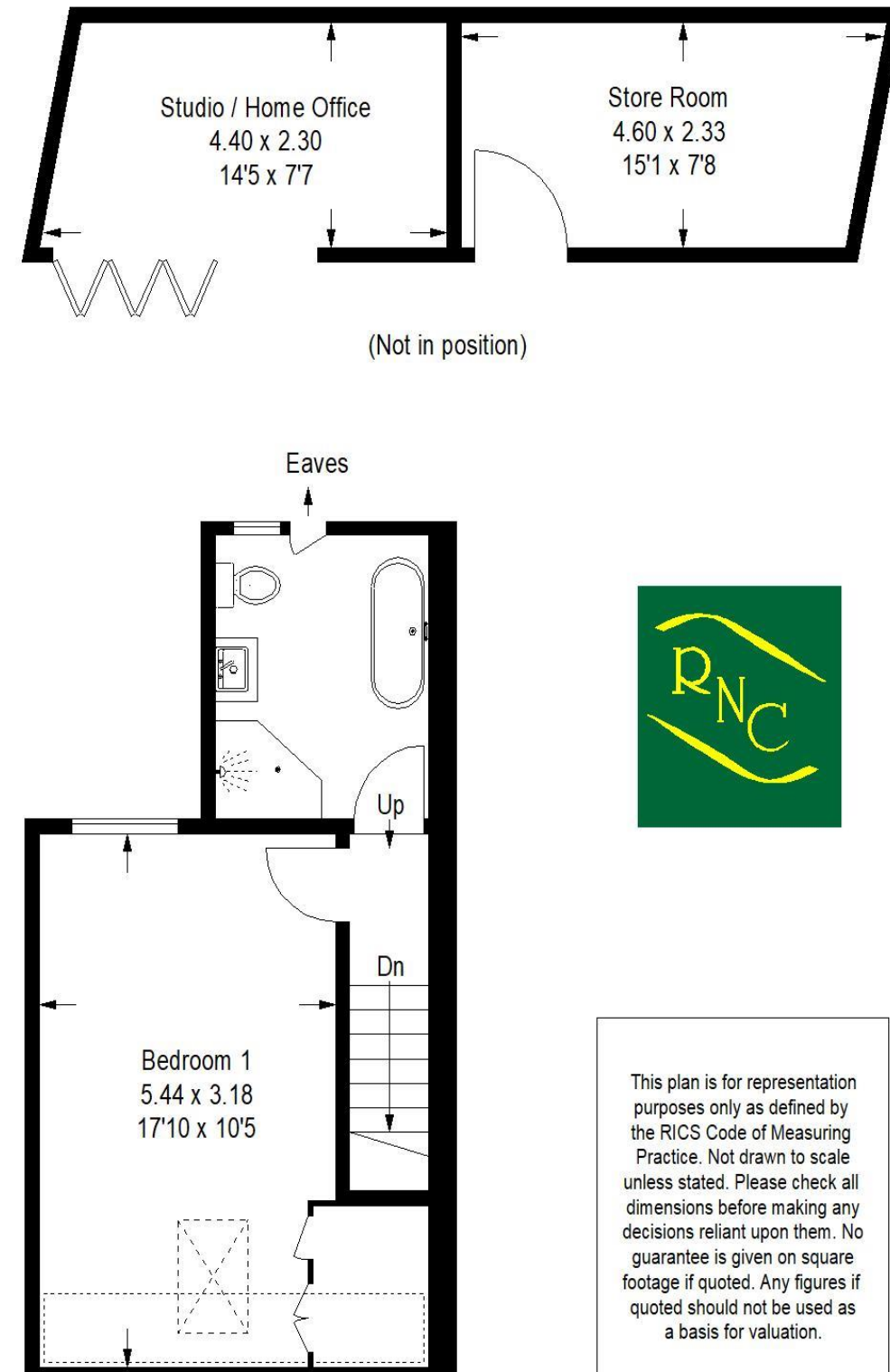
Approximate Gross Internal Area
 Ground Floor = 79.5 sq m / 856 sq ft
 First Floor = 42.6 sq m / 458 sq ft
 Second Floor = 29.9 sq m / 322 sq ft
 Outbuilding = 20 sq m / 215 sq ft
 Total = 172 sq m / 1851 sq ft



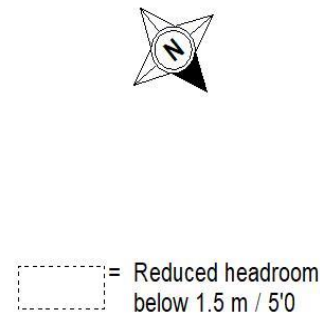
Ground Floor



First Floor



Second 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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