



The Country Park Collection
Homes 29, 30 and 31

*** Open plan kitchen/breakfast/family room with wood burning stove * Ready to move in * Contemporary styling inside and out ***

*** Principal suite with dressing room and en-suite * 4 further bedrooms * Double height windows and vaulted ceilings in many rooms ***

*** Views over Knowle Country Park and a short stroll from Cranleigh High Street * Stunning architecturally unique new homes * 10 Year NHBC Warranty ***

Key Drive, Cranleigh, GU6 8WP
Asking Price: £1,250,000- Freehold

A contemporary and stylish new home with views across the magnificent Knowle Country Park in Cranleigh, ready to move into and featuring an attractive landscaped garden. Book an exclusive viewing now and find out how we can help to make your new house purchase a reality. The property has a wonderful feeling of natural light from the extensive glazing and the vaulted ceilings in certain rooms add additional interest and drama to this striking property. The property features a 25ft open plan kitchen/breakfast/family room with part vaulted ceilings and a wood burning stove. The quality fitted kitchen includes quartz work surfaces, an island unit with breakfast bar and Siemens appliances. There is a further dual aspect sitting room and separate dining room of generous proportions and a utility room and cloakroom complete the ground floor. The stunning open tread staircase adds excitement to the entrance hall and leads to the first floor where the 24ft principal bedroom suite has a balcony overlooking the Country Park and features a generous en-suite and fully fitted dressing room. The guest suite also has incredible views over the park from the full height windows and a stylish en-suite. Two further double bedrooms and a single bedroom have use of a beautifully appointed family bathroom. Outside there is a garage, driveway parking for two cars and a good sized landscaped garden with well stocked shaped borders. We highly recommend arranging a viewing of this unique and stylish family home.

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 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 Handyman's 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~ Kitchen/Breakfast/Family Room: 25' 10" x 16' 9" (7.88m x 5.10m) ~ Utility Room
Sitting Room 21' 2" x 11' 7" (6.45m x 3.53m) ~ Dining Room: 16' 10" x 8' 8" (5.12m x 2.65m)

First Floor: Principal Bedroom with balcony: 24' 7" x 13' 6" (7.49m x 4.12m) ~ Dressing room and en-suite ~ Bedroom 2: 16' 10" x 8' 8" (5.13m x 2.65m)
En-suite shower room ~ Bedroom 3: 12' 7" x 12' 6" (3.84m x 3.81m) ~ Bedroom 4: 12' 4" x 8' 10" (3.76m x 2.69m) ~ Bedroom 5: 8' 4" x 7' 8" (2.54m x 2.34m) ~ Bathroom

Outside: Garage: 21' 4" x 11' 10" (6.50m x 3.61m) ~ Driveway parking ~ Landscaped garden ~ Estate Charge: TBC

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. Continue down Key Drive passing Buckthorn Grove on your right shortly after 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: Tbc. EPC Rating: B









