



**4 Orchard Gardens,  
Cranleigh, GU6 7LG  
Asking Price: £635,000 Freehold**

**ROGER COUPE**  
*your local property experts*

  
ESTATE AGENT  
Est. 1991



**\* Detached bungalow on wide corner plot \* Three bedrooms \* Two reception rooms \*  
\* Great scope to update and extend stpp \* No onward chain \* Generous garden \*  
\* Garage and driveway parking \* EPC Rating: C \***

Offered to the market with no onward chain, this spacious three-bedroom bungalow enjoys a generous corner plot within a sought-after cul-de-sac approximately 0.5 of a mile from the village centre. Upon arrival, the property presents a good size brick pavia driveway parking and a detached garage, providing both convenience and functionality. Stepping inside, the entrance hall leads to a well-proportioned, dual-aspect sitting/dining room that flows naturally into the adjoining kitchen and has doors to the garden. The bungalow features two comfortable double bedrooms both having built in wardrobe cupboards, as well as a third bedroom currently utilised as a study and a shower room and separate WC. The gardens are a standout feature of the property, wrapping around the home and offering ample space for outdoor enjoyment or future landscaping and there is a large garden store tucked away out of sight ideal for storage. There is a paved patio that enjoys bright and sunny aspects. This property represents an excellent opportunity for those seeking a home in a peaceful and well-regarded residential setting and offers great scope to extend and update subject to the usual planning consents. Early viewing is highly recommended to appreciate its full potential.

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 ~**

**Entrance Hall: Sitting/Dining Room: 23' 7" x 12' 9" (7.20m x 3.89m) ~ Kitchen: 8' 11" x 7' 7" (2.73m x 2.31m) ~ Cloakroom  
Study/Bedroom Three: 11' 0" x 7' 7" (3.35m x 2.31m) ~ Bedroom One: 12' 0" x 11' 1" (3.65m x 3.37m) ~ Bedroom Two: 12' 0" x 9' 11" (3.65m x 3.02m)  
Bathroom**

**Outside: Garage: 16' 8" x 8' 4" (5.07m x 2.55m)**

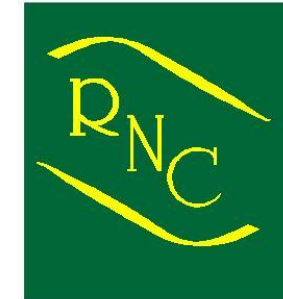
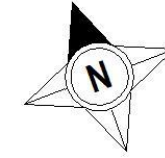
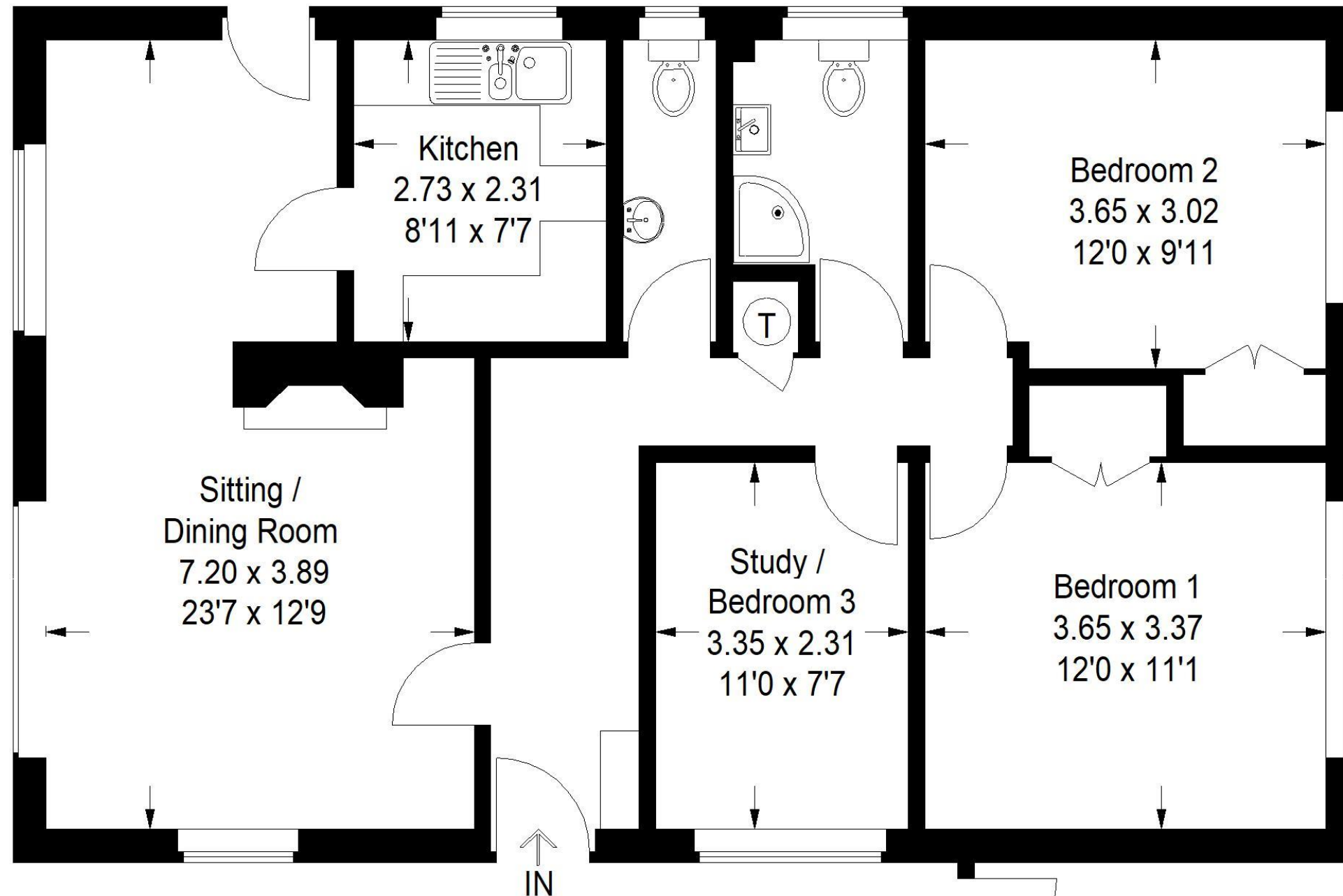
#### **Directions:**

From our office turn left into the High Street and proceed to the second mini roundabout, bearing right into the Horsham Road. Take the fifth turning left into Avenue Road. Take the second turning left into Orchard Gardens and then immediately right and the number 4 is on the right.

**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.

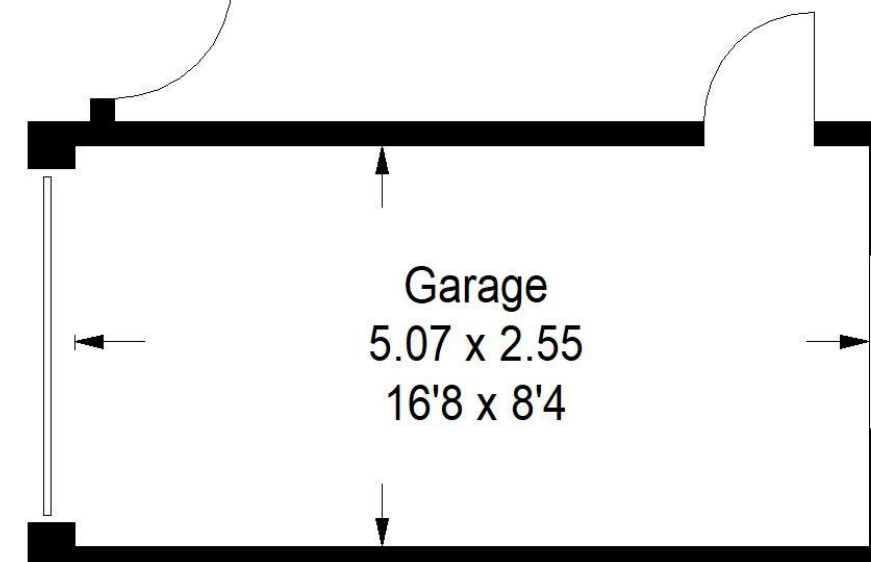
**Local Authority:** Waverley Borough Council. **Tax Band:** E

# Orchard Gardens, Cranleigh



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.

Approximate Gross Internal Area :  
House = 84.2 sq m / 906 sq ft  
Garage = 12.9 sq m / 139 sq ft  
Total = 97.1 sq m / 1045 sq ft







ROGER  
COUPE







ROGER  
COUPE







**ROGER COUPE**  
your local property experts

  
ESTATE AGENT  
Est. 1991

[www.rogercoupe.com](http://www.rogercoupe.com)  
3 Bank Buildings, High Street, Cranleigh, Surrey GU6 8BB  
T: 01483 268555 e: [housesales@rogercoupe.com](mailto:housesales@rogercoupe.com)