



Poplars
Avenue Road, Cranleigh

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ESTATE AGENT
Est. 1991

*** Highly Sought After Residential Road * 2,660 sq ft Family Home * Five Double Bedrooms * Five Bathrooms (Three En-Suite) ***
*** Open Plan Sitting / Dining Room * Family Room ***
*** Large South Facing Garden * Parking ***

Avenue Road, Cranleigh, GU6 7LQ
Asking Price: £1,375,000- Freehold

Nestled on a sought-after residential road, this individually designed and built family residence offers exceptional living space across three floors. Constructed in 2006 on a generously sized, south-facing garden plot, the property blends quality craftsmanship with flexible family living. Step inside to a welcoming reception hall that sets the tone for this impressive home. The ground floor features a spacious open-plan lounge, dining room, and kitchen—perfect for entertaining and everyday living. There is a separate family room and large study/playroom, cloakroom with shower enclosure and a practical utility room with door to side access. Upstairs, the first floor hosts a luxurious master bedroom suite and a well-appointed guest suite, both with en-suite facilities, as well as two further double bedrooms and a stylish family bathroom. The top floor provides a large landing area ideal for children’s studies and a fifth double bedroom, an additional bathroom. Crafted to a high specification, the home showcases oak-framed windows, oak internal doors, elegant oak staircases, and gas-fired central heating—ensuring both comfort and quality throughout. Outside, a large driveway with turning area is accessed via a five-bar gate and provides parking for numerous cars. Side access takes you to the generous rear garden—stretching approximately 130 ft in depth and has been beautifully landscaped with large expanses of lawn with raised flower beds and vegetable area at the foot of the garden, along with a covered BBQ seating area. Established boundaries provide great privacy and given the southerly aspect the garden enjoys bright and sunny aspects. Finally there are various garden stores and a workshop. A viewing is truly essential to appreciate the scale, design, and thoughtful detail of this exceptional 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 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 and the Handymans 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 ~

Front Door to Reception Hall: Study: 17' 3" x 9' 0" (5.26m x 2.75m) **~ Utility Room ~ Shower Room ~ Family Room:** 12' 10" x 12' 0" (3.91m x 3.66m)
Sitting/Dining Room: 21' 8" x 18' 2" (6.60m x 5.54m) **~ Kitchen:** 13' 3" x 13' 0" (4.04m x 3.96m)

Oak Staircase from Reception Hall to First Floor Landing: Master Bedroom With Ensuite Shower Room: 14' 1" x 13' 4" (4.28m x 4.06m)
Bedroom Two With Ensuite Bathroom: 13' 7" x 12' 8" (4.14m x 3.86m) **~ Bedroom Three:** 13' 4" x 11' 6" (4.06m x 3.51m) **~ Bedroom Four:** 12' 0" x 9' 2" (3.66m x 2.80m)
Family Bathroom

Stairs from First Floor Landing to Second Floor: Study Area ~ Bedroom Five: 14' 5" x 13' 3" (4.39m x 4.05m) **~ Bathroom Two**

Directions: From our office turn left into the High Street continuing to the second mini roundabout, carrying straight on into the Horsham Road. Take the fifth turning left into Avenue Road and the property can be found approximately halfway down 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.

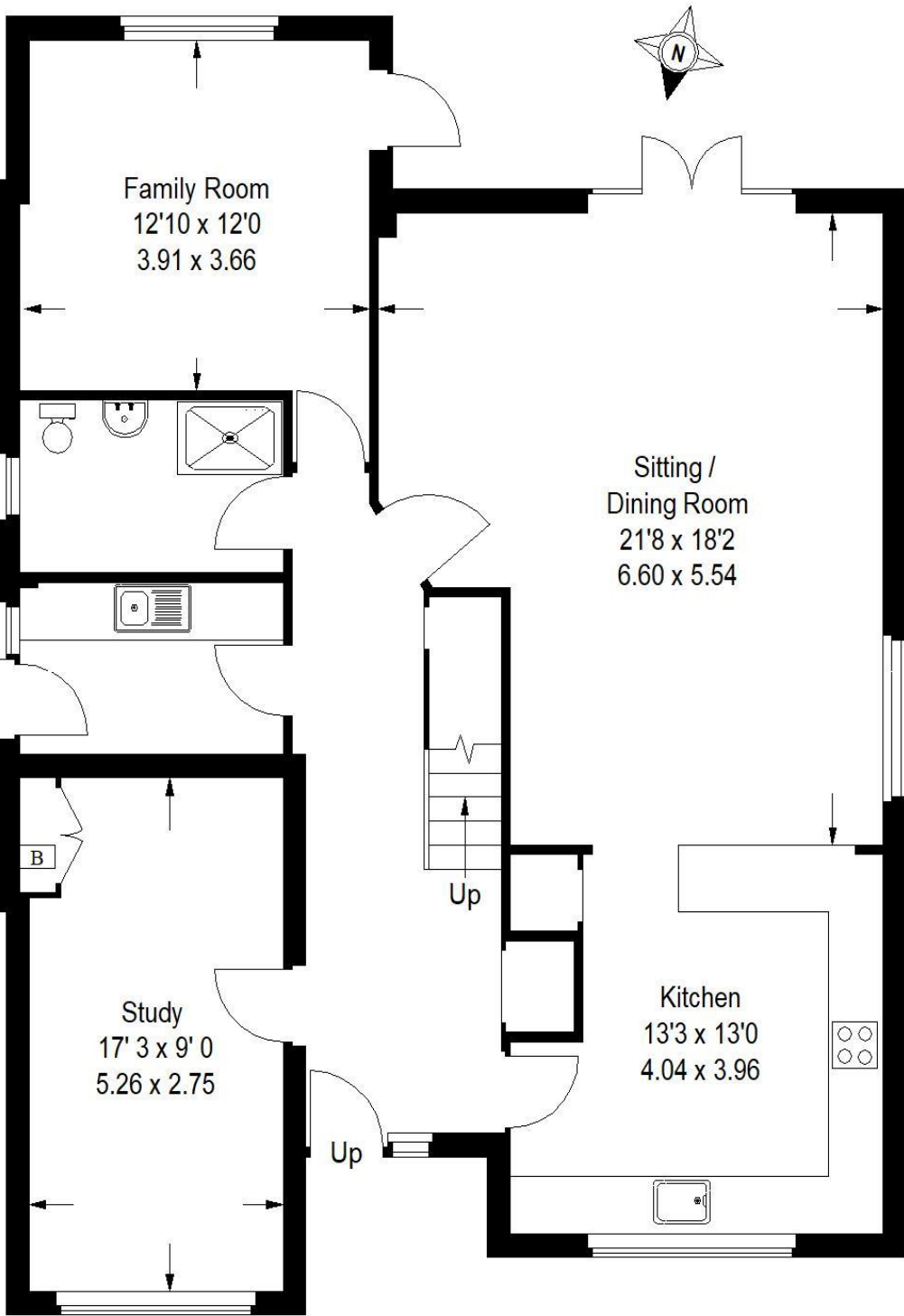
Local Authority: Waverley Borough Council. Tax Band: G. EPC Rating: TBA.

Poplars, Avenue Road, Cranleigh

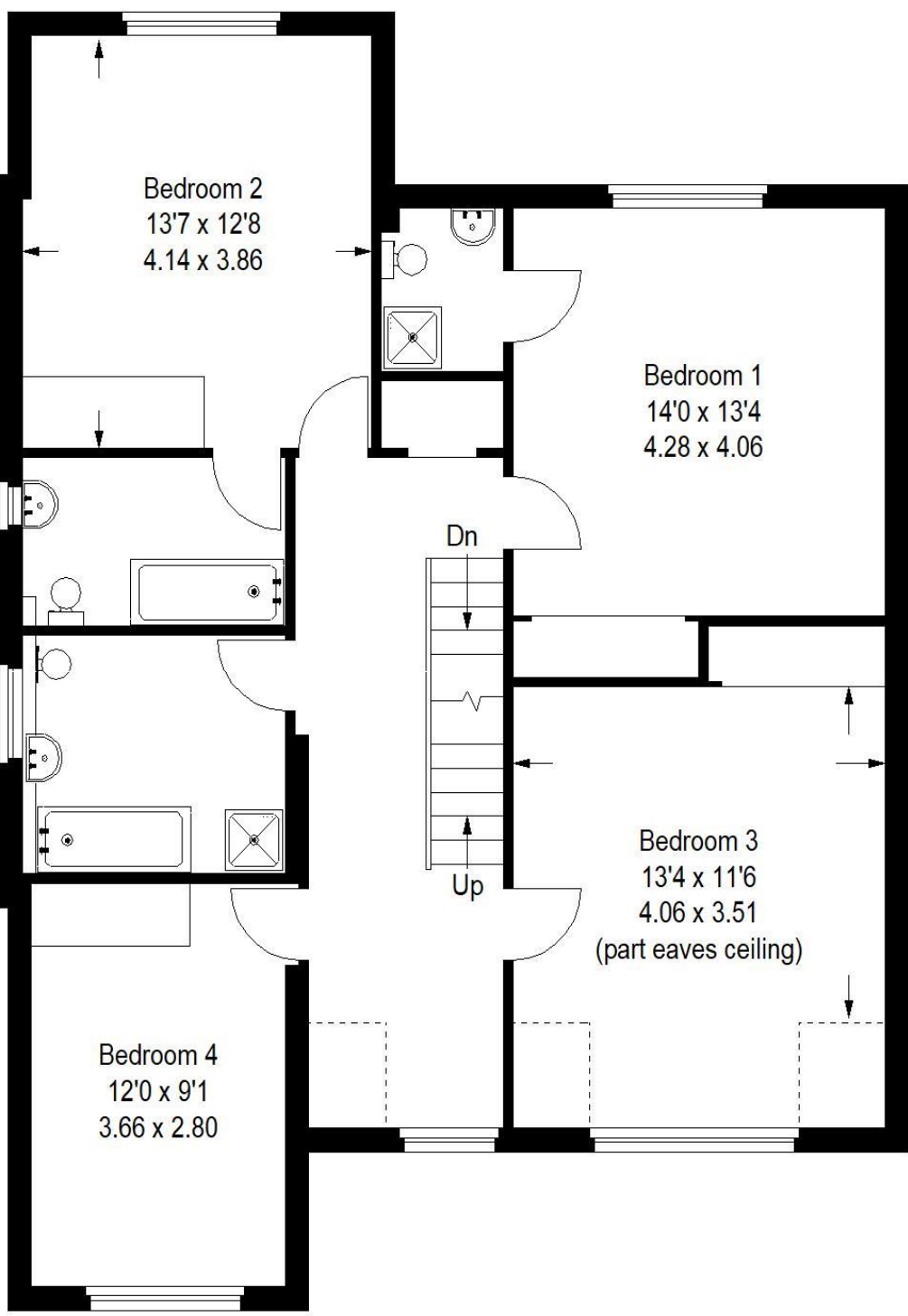
Approximate Gross Internal Area:
247 sq mt / 2660 sq ft



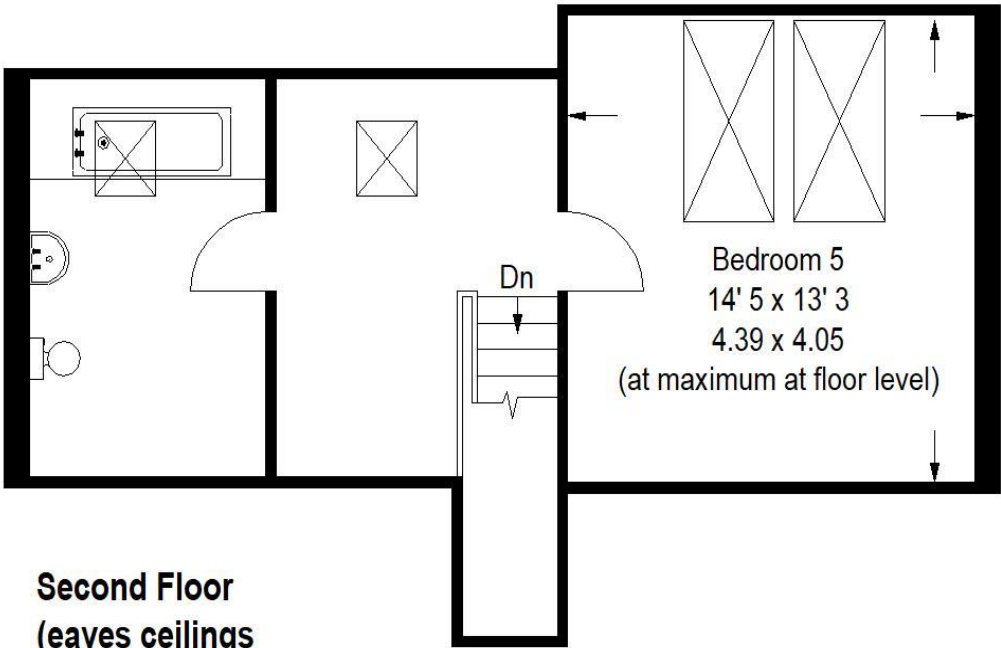
This plan is for representation purposes only. Reproduced from plans supplied by the Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Ground Floor



First Floor



Second Floor
(eaves ceilings
throughout)







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