



1 Redcroft Walk,
Cranleigh

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ESTATE AGENT
Est. 1991

*** Spacious detached family home * Four bedrooms * Two bathrooms ***
*** Impressive open plan kitchen/breakfast room and family room * In and out driveway ***
*** Plenty of parking * Detached garage * South facing garden ***

Redcroft Walk, Cranleigh, GU6 8DS
Asking Price: £950,000- Freehold

A substantial and extended four bedroom detached family home, conveniently situated in a small cul de sac within a short level walk of the village centre. The property is approached via a brick pavia in and out driveway providing plenty of parking leading to a detached garage. Entrance porch leading to a spacious dining reception hall, large double aspect sitting room with fireplace, open plan modern refitted kitchen/breakfast room opening into a family room and a utility room and cloakroom complete the ground floor. On the first floor, there are four good sized bedrooms with the principal bedroom benefitting from a modern ensuite shower room, three further bedrooms one having access to large eaves storage area and bedroom 4/dressing room with fitted wardrobe cupboards. A modern fitted family bathroom completes the first floor. Outside, the gardens to the rear have been beautifully landscaped being mainly paved interspersed by raised flower and shrub borders, all enjoying a southerly aspect. The boundaries are formed by modern fencing providing good levels of privacy. We highly recommend a visit to this spacious family home to fully appreciate the accommodation on offer and the property's convenient location.

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 ~

Ground Floor: Entrance Hall ~ Dining Hall: 15' 1" x 10' 11" (4.61m x 3.32m) ~ Cloakroom ~ Sitting Room: 21' 0" x 17' 8" (6.40m x 5.39m)
Kitchen/Breakfast/Family Room: 20' 10" x 19' 3" (6.35m x 5.86m) ~ Utility room: 8' 11" x 6' 1" (2.71m x 1.86m)

First Floor: Bedroom One with Ensuite: 12' 8" x 10' 10" (3.87m x 3.31m) ~ Bedroom Two: 13' 11" x 12' 5" (4.25m x 3.78m) ~ Bedroom Three: 16' 1" x 7' 11" (4.89m x 2.41m)
Eaves Storage ~ Bedroom Four: 10' 7" x 8' 2" (3.22m x 2.50m) ~ Bathroom

Outside: Garage: 26' 7" x 11' 5" (8.10m x 3.48m)

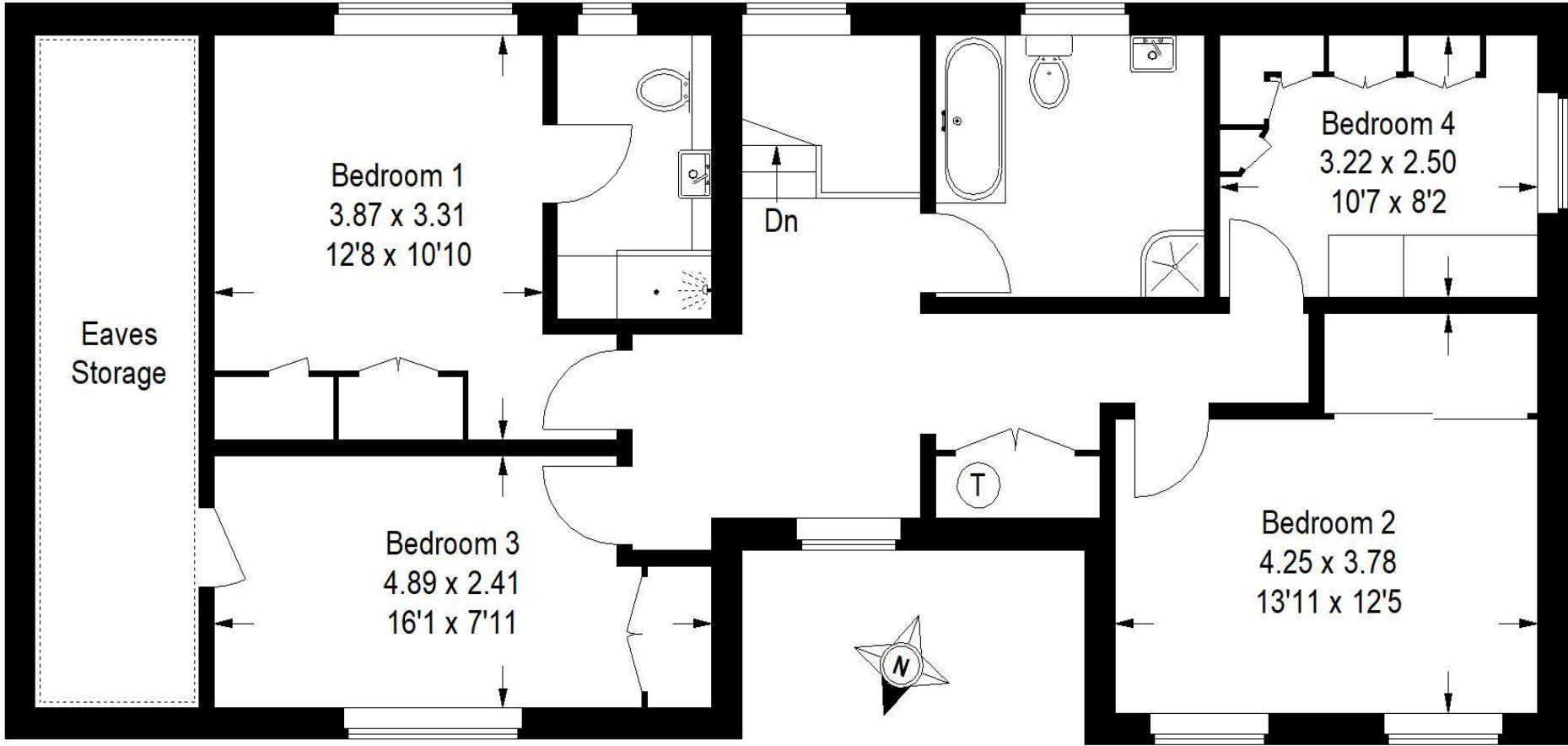
Directions: From our office turn left into the High Street continuing to the second mini roundabout carrying straight on into the Horsham Road. Take the second turning on the left into Redcroft Walk and Number 1 is the first property on the right.

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.

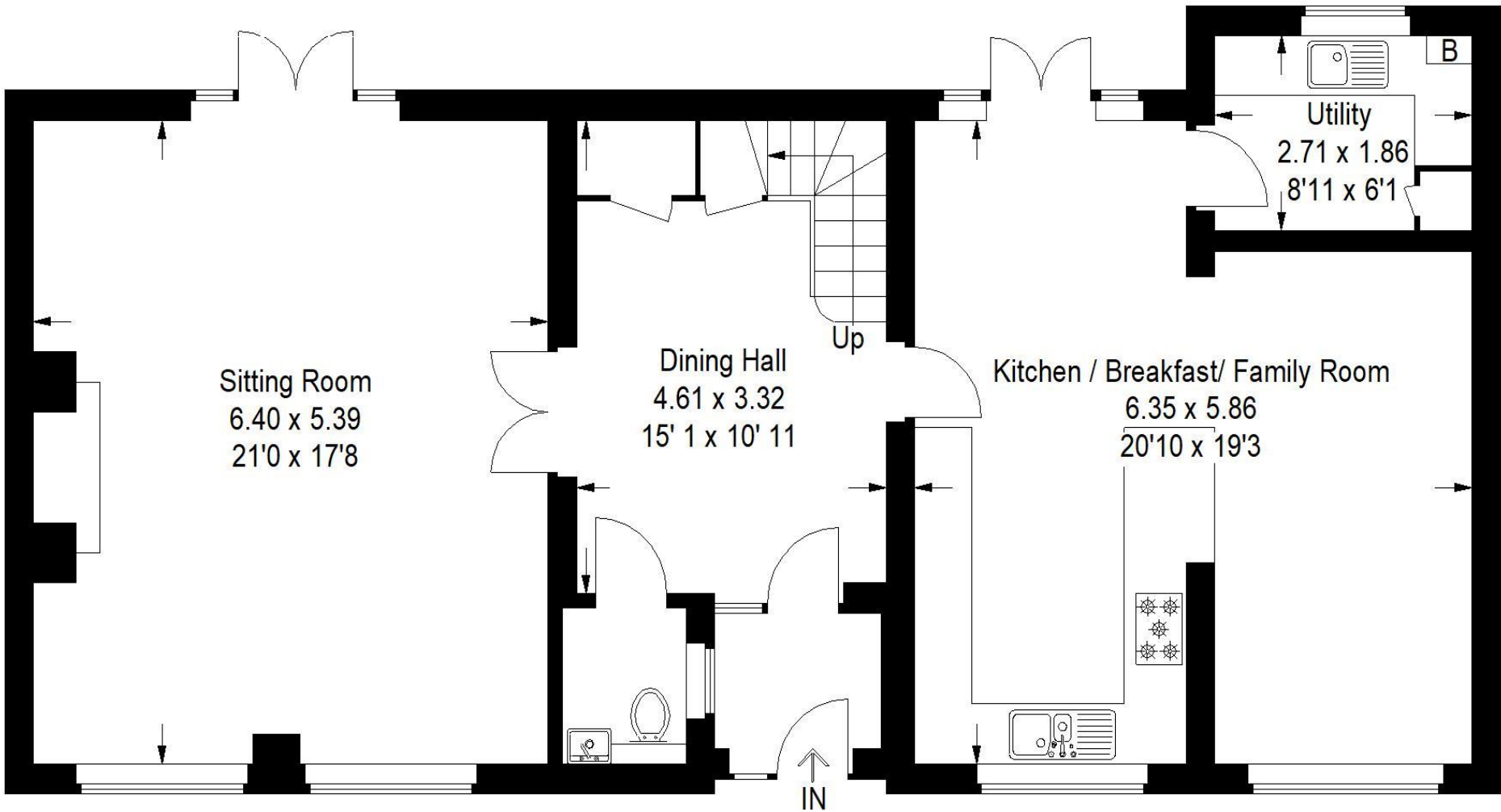
Local Authority: Waverley Borough Council. Tax Band: G. EPC Rating: TBA.

Redcroft Walk, Cranleigh

Approximate Gross Internal Area
Ground Floor = 99.6 sq m / 1072 sq ft
First Floor = 89.6 sq m / 964 sq ft
(Including Eaves Storage)
Garage = 27.5 sq m / 297 sq ft
Total = 216.7 sq m / 2333 sq ft



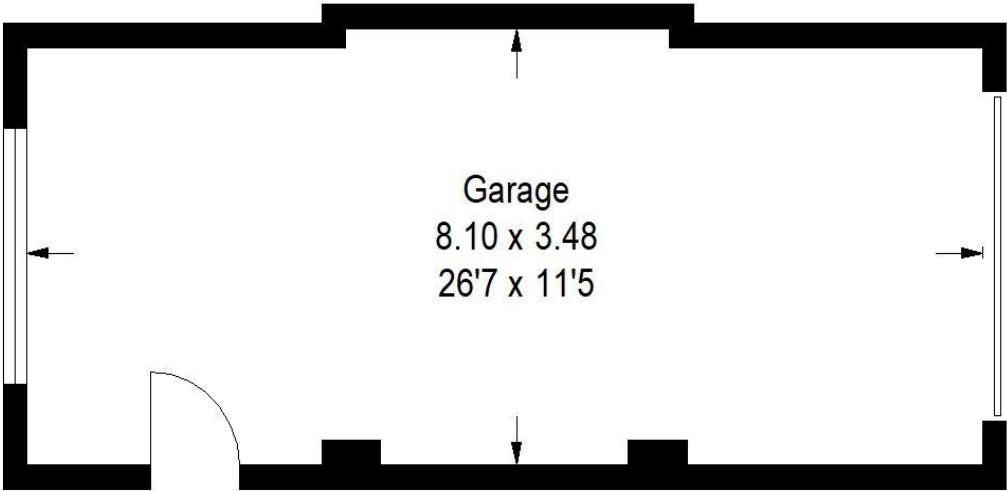
First Floor



Ground Floor

Dining
Hall

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.



(Not in position)







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