



8 Charts Close,
Cranleigh, GU6 8BH
Asking Price: £405,000 Freehold

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ESTATE AGENT
Est. 1991

*** Mid terrace three bedroom home * Convenient central village location * Well proportioned rooms ***
*** Ground floor cloakroom * Modern shower room * Driveway parking and garage in separate block ***
*** No onward chain - subject to grant of probate * EPC Rating: D ***

A three bedroom, mid terraced home conveniently situated in this popular cul de sac close to the village centre. The property offers a spacious arrangement of accommodation with cloakroom off, kitchen, well proportioned lounge/dining room with deep understairs cupboard, conservatory on the ground floor. Stairs rise to the first floor where there are three bedrooms and a bathroom. The property benefits from double glazed windows and gas fired heating. Outside, there is driveway parking for several cars and a single garage in separate block, rear garden which has a paved patio leading onto gravel paths with established shrub borders around. The properties within Charts Close benefit from exclusive key access to the village centre via a locked gate from the garage block area. We highly recommend a visit to fully appreciate the convenient location.

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 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 ~ Cloakroom ~ Sitting/Dining Room: 16' 7" x 14' 11" (5.05m x 4.55m) ~ Kitchen: 10' 10" x 8' 10" (3.29m x 2.68m) Conservatory: 11' 4" x 8' 4" (3.45m x 2.55m)

First Floor: Bedroom One: 13' 6" x 9' 1" (4.11m x 2.77m) ~ Bedroom Two: 13' 11" x 8' 7" (4.24m x 2.61m) ~ Bedroom Three: 8' 10" x 6' 1" (2.68m x 1.85m) Bathroom

Outside: Single Garage in block

Directions:

From our office, turn left into the High Street and continue to the second mini roundabout carrying straight on into the Horsham Road. Take the first turning right into Overford Drive and the second turning right into Charts Close and the property can 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: E

Charts Close, Cranleigh

Approximate Gross Internal Area
85 sq m / 916 sq ft
(Excluding Garage)



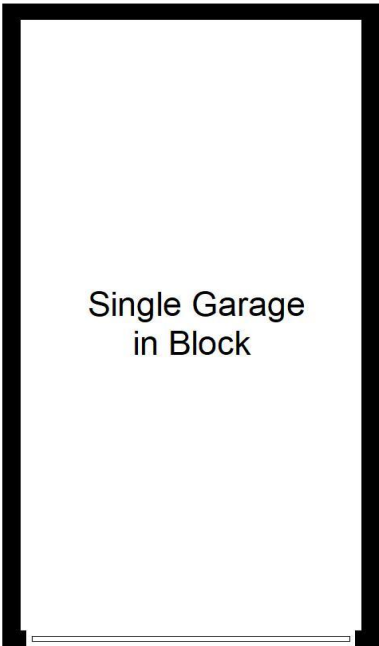
Conservatory
3.45 x 2.55
11'4 x 8'4

Sitting /
Dining Room
5.05 x 4.55
16'7 x 14'11

Kitchen
3.29 x 2.68
10'10 x 8'10

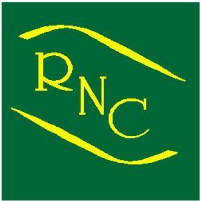
IN

Ground Floor

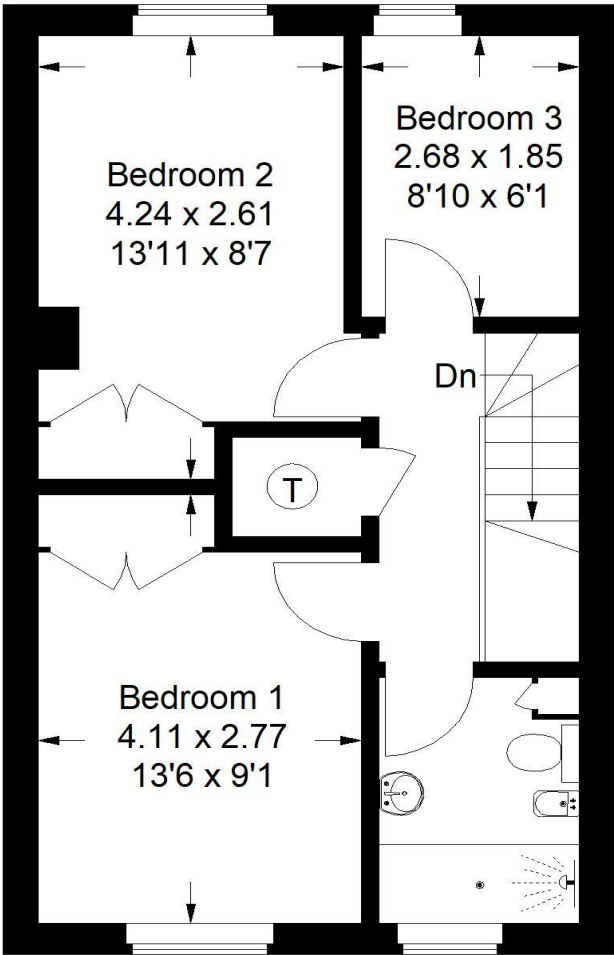


Single Garage
in Block

(Not in position)



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.



First Floor





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