



25, Stanton Close, Cranleigh, GU6 8UH
Asking Price: £500,000 Freehold

*** Detached three bedroom bungalow * Cul de sac position * Large conservatory/garden room ***
*** Modern Kitchen and Bathroom * Landscaped gardens ***
*** Plenty of parking plus garage * EPC Rating: C ***

A well presented, detached three bedroom bungalow situated at the end of a quiet cul de sac in this popular residential area. The property features a sitting/dining room with the bay window, modern kitchen opening into a large conservatory/garden room with double doors to a beautifully landscaped garden. There are three bedrooms with bedrooms one and two having built in wardrobe cupboards and a modern bathroom completing the accommodation. Outside, there is plenty of off road parking leading to a single garage and side access to the rear garden which is a lovely feature of the property with a combination of paved patio stepping onto lawns with established flower and shrub borders around and a superb covered arbour providing a superb al fresco dining space. We highly recommend a visit to fully appreciate the accommodation on offer.

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 ~

Entrance Hall: ~ Sitting/Dining Room: 21' 2" x 10' 4" (6.45m x 3.16m) ~ Kitchen: 11' 5" x 8' 11" (3.49m x 2.72m)
Conservatory: 15' 3" x 8' 8" (4.66m x 2.65m) ~ Bedroom One: 10' 2" x 10' 0" (3.10m x 3.04m) ~ Bedroom Two: 9' 4" x 9' 0" (2.85m x 2.75m)
Bedroom Three: 9' 4" x 6' 9" (2.85m x 2.05m) ~ Bathroom

Outside: ~ Garage: 16' 8" x 8' 2" (5.07m x 2.48m) ~ Services: Mains gas and drains ~

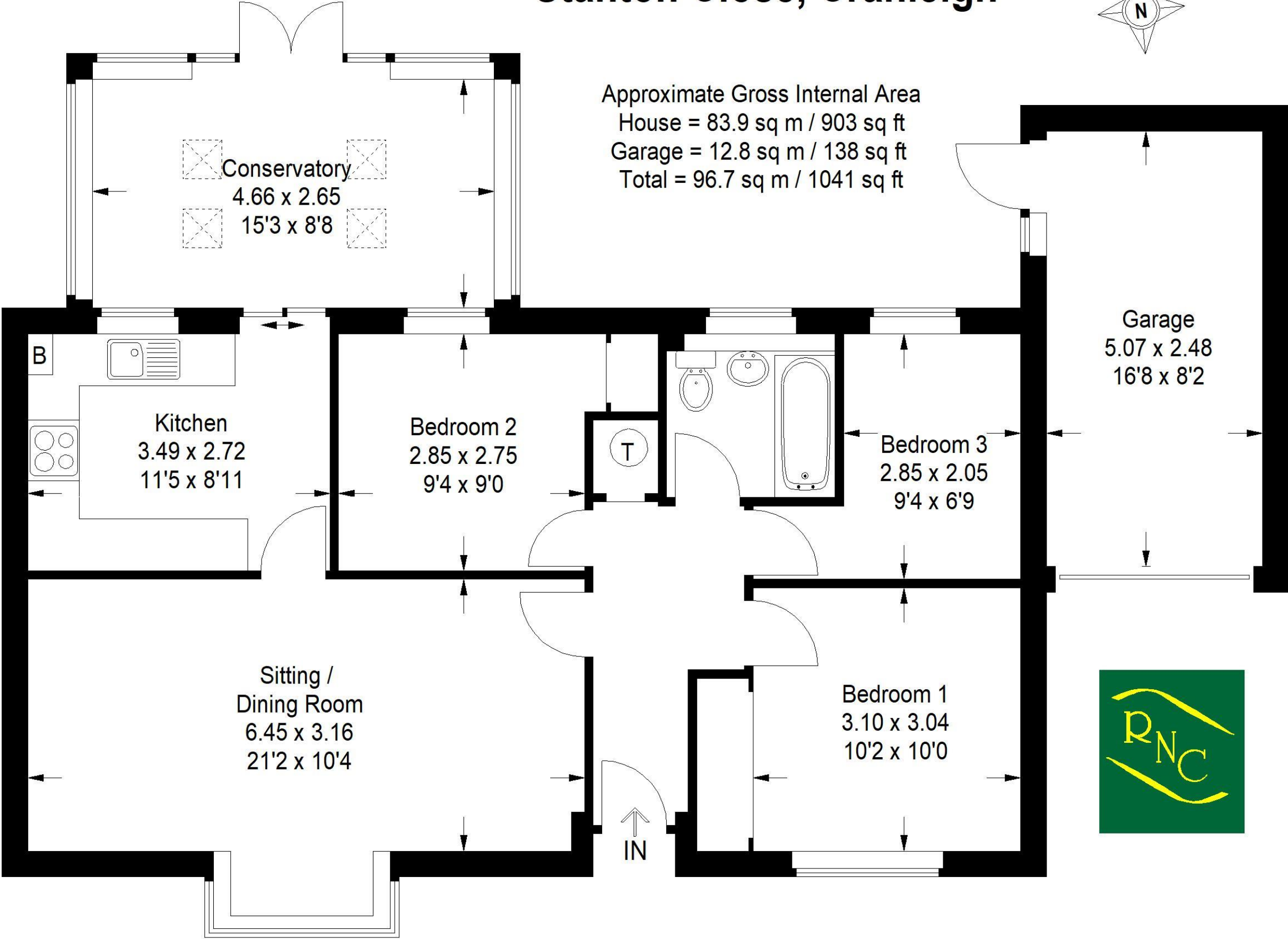
Directions:

From our office turn right onto the High Street and at the third mini roundabout bare left into Elmbridge Road, continue over the bridge and follow the road around to the right taking the second turning into Elm Park. Turning left into Elm Park, continue along the driveway to the very end into Stanton Close and then bear round to the left and the property can be found at the end ahead of you.

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

Stanton Close, 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.



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