



Holly Cottage
Guildford Road, Cranleigh, GU6 8PG
Asking Price: £895,000 Freehold

*** Recently renovated and improved. * Detached three bedroom bungalow * Lovely garden plot *
Stunning kitchen/dining/family room * Two bathrooms * Large driveway with ample parking * EPC Rating: D ***

Holly Cottage offers an impressive blend of character and contemporary living across approximately 1,541 sq ft of thoughtfully arranged accommodation. At the heart of the home lies a stunning open-plan kitchen, breakfast, and dining area extending over 34 feet—designed to elevate everyday living and entertaining alike and leads onto the lovely garden. This beautifully crafted space features elegant light grey cabinetry, a central island with quartz worktops, and stylish pendant lighting, all set against a backdrop of herringbone-patterned flooring and abundant natural light. It's a kitchen that truly inspires. The generous sitting room, with its dual aspect and graceful proportions, provides a welcoming retreat ideal for relaxation or hosting guests. Three well-appointed bedrooms offer flexibility and comfort: with the principal bedroom having rear aspects over the garden and an ensuite shower room and fitted wardrobe cupboards. bedroom two and three are perfect for guests or children, and a spacious bathroom completes the accommodation. Outside the gardens are a super feature of the property being of good size with modern paved patio stepping onto extensive lawns interspersed by established fruit trees. Holly Cottage presents a rare opportunity to acquire a spacious and adaptable bungalow in a prime location, combining comfort, style, and convenience in equal measure.

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 Handyman's 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 Room 21' 3" x 13' 1" (6.48m x 3.99m) ~ Kitchen/dining/family room 34' 11" x 17' 3" (10.63m x 5.25m) ~ Bedroom 1 24' 1" x 9' 4" (7.34m x 2.84m) ~ Bedroom 2 11' 10" x 11' 4" (3.61m x 3.46m) ~ Bedroom 3 13' 2" x 9' 7" (4.02m x 2.92m) ~ Family Bathroom ~ Ensuite Shower Room ~
Services: mains gas and drains**

Directions:

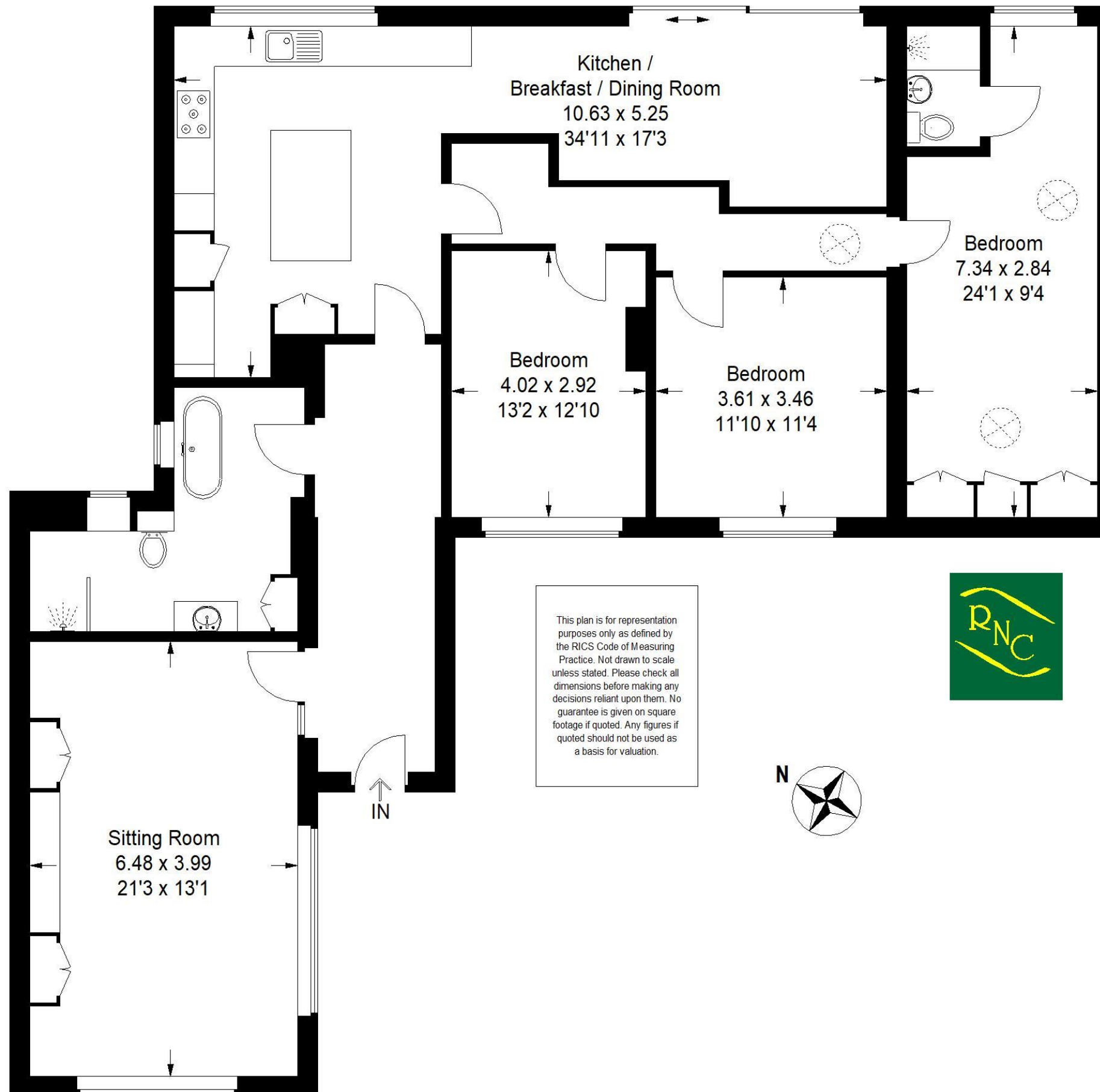
From our office turn right into the High Street and proceed to the third mini roundabout, bearing right into the Guildford Road. Holly Cottage will be found on the right hand side after approximately one mile.

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:** F

Holly Cottage, Guildford Road

Approximate Gross Internal Area = 143.2 sq m / 1541 sq ft





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