



5, The Mount, Cranleigh, GU6 7LU
Asking Price: £575,000 Freehold

*** Character semi detached house * Three bedrooms * Two reception rooms * Two bathrooms * Parking ***
*** Good size garden * EPC Rating: D ***

Set across three thoughtfully arranged floors, The Mount offers a delightful blend of character, comfort, and outdoor charm. The ground floor welcomes you with a spacious kitchen and breakfast room, perfect for casual dining and family gatherings, alongside a formal dining room, generous sitting room with fireplace and Shower room/utility room completing the ground floor. Upstairs, the first floor hosts two good sized bedrooms, including a principal bedroom with elegant proportions, and a third bedroom suited for guests or home working. The second floor reveals a charming attic-style bedroom with eaves access and storage, offering a peaceful retreat with leafy distant views towards the Surrey Hills. With an approximate gross internal area of 1,232 sq ft, the home is both spacious and inviting. Outside, the beautifully maintained garden is a true sanctuary. A paved patio area provides the perfect setting for al fresco dining. Beyond, a winding path meanders through lush greenery and vibrant planting, bordered by established hedges for privacy and tranquillity. Whether hosting summer gatherings or enjoying a quiet morning coffee, this garden elevates everyday living. The Mount is a versatile and welcoming home, ideal for buyers seeking a balance of indoor comfort and outdoor space.

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 ~

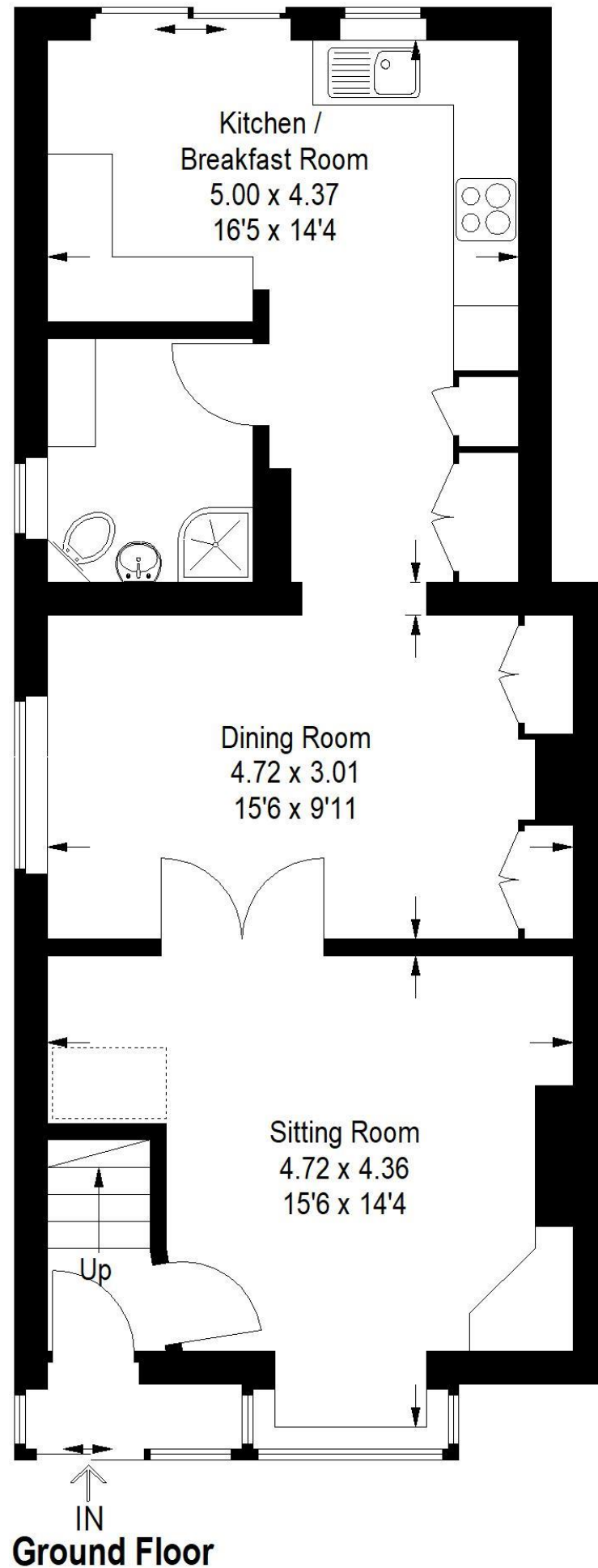
Entrance Hall ~ Sitting Room 15' 6" x 14' 4" (4.72m x 4.36m) ~ Dining Room 15' 6" x 9' 11" (4.72m x 3.01m) ~ Kitchen/Breakfast Room 16' 5" x 14' 4" (5.00m x 4.37m) ~ Bedroom 1 12' 0" x 9' 2" (3.65m x 2.80m) ~ Bedroom 3 9' 10" x 9' 6" (3.00m x 2.89m) ~ Bathroom ~ Bedroom 2 15' 5" x 11' 1" (4.69m x 3.39m) ~ Services: Gas fired heating and mains drains ~ Services: Mains Gas, electricity and drains ~

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 third turning left into Mount Road and then first right into The Mount and the property can be found after a short distance on the left 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:** D

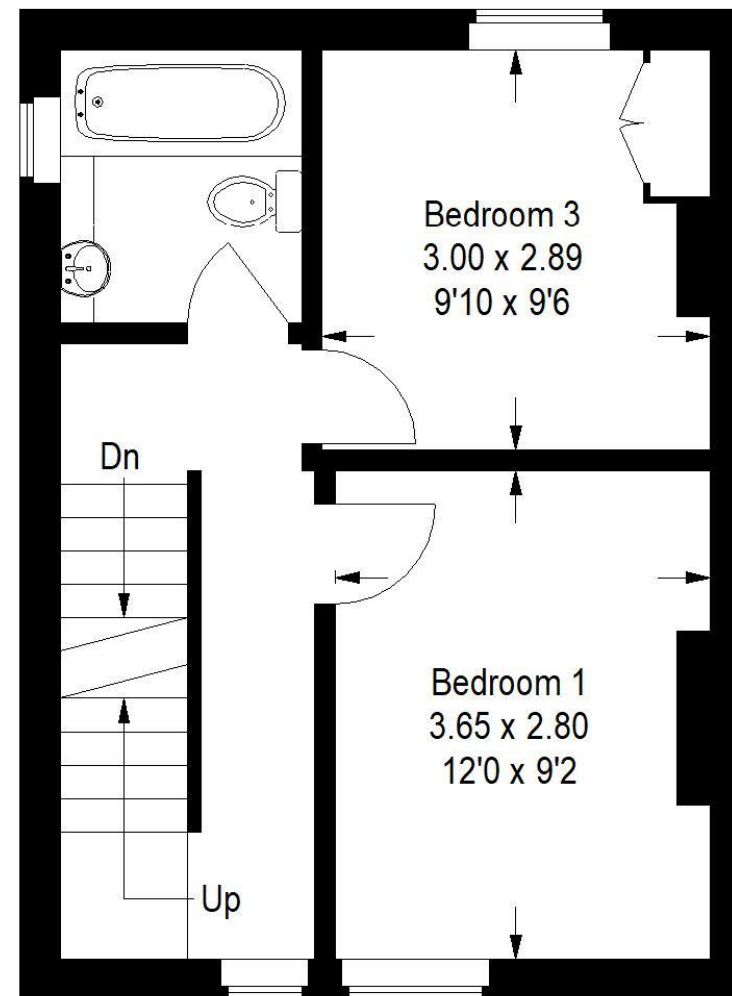
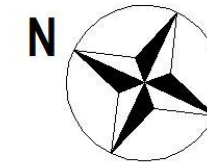


This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as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

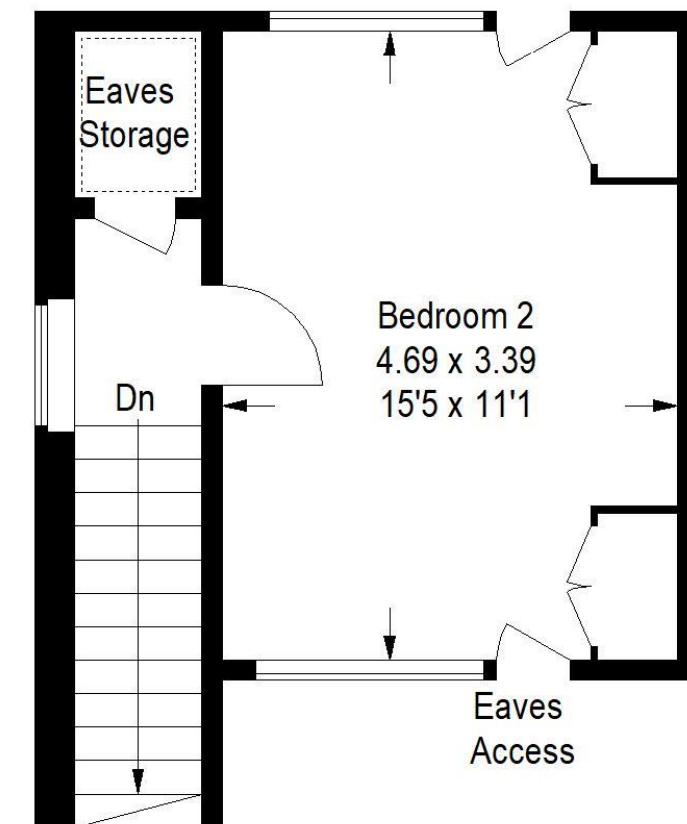
The Mount

Approximate Gross Internal Area
Ground Floor = 59.3 sq m / 638 sq ft
First Floor = 33 sq m / 355 sq ft
Second Floor = 22.2 sq m / 239 sq ft
Total = 114.5 sq m / 1232 sq ft

 = Reduced headroom below 1.5 m / 5'0



First Floor



Second Floor



ROGER
COUPE





ROGER
COUPE





ROGER COUPE
your local property experts


ESTATE AGENT
Est. 1991

www.rogercoupe.com
3 Bank Buildings, High Street, Cranleigh, Surrey GU6 8BB
T: 01483 268555 e: housesales@rogercoupe.com