



3, Summerlands, Cranleigh, GU6 7BL
Asking Price: £575,000 Freehold

ROGER COUPE
your local property experts

ESTATE AGENT
Est. 1991

*** Spacious detached bungalow * Three bedrooms * Sitting room ***

*** Garden room * Kitchen/dining room ***

*** Bright and sunny south facing garden * Double garage * No onward chain * EPC Rating: D ***

Number 3, Summerlands is a generously proportioned three-bedroom detached bungalow offering approximately 1,524 sq ft of versatile living space, including a substantial double garage. Set within a peaceful residential area with footpaths close by leading to the village centre, the property combines spacious interiors with beautifully maintained gardens, making it ideal for those seeking single-level living. The accommodation includes a bright and welcoming sitting room, a charming garden room with views over the rear garden, and a well-sized kitchen/dining room that serves as the heart of the home. The principal bedroom is notably spacious, complemented by two further bedrooms, one of which offers flexibility as a study and shower room completes the accommodation. Outside, the mature garden provides a tranquil retreat with scope for outdoor entertaining, and the double garage offers excellent storage or workshop potential. Located within easy reach of local amenities, schools, and countryside walks.

3, Summerlands presents a rare opportunity to acquire a well-balanced home in a desirable setting.

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 Room 18' 4" x 11' 11" (5.6m x 3.63m) ~ Garden Room 13' 5" x 12' 3" (4.09m x 3.73m)

Kitchen/dining room 15' 11" x 13' 6" (4.84m x 4.11m) ~ Bedroom 1 13' 5" x 11' 11" (4.08m x 3.63m) ~ Bedroom 2 11' 7" x 10' 1" (3.54m x 3.08m)

Bedroom 3 12' 2" x 7' 2" (3.70m x 2.19m) ~ Shower Room ~ Conservatory 8' 3" x 7' 7" (2.51m x 2.32m)

Outside: ~ Double Garage 17' 3" x 16' 8" (5.27m x 5.09m) ~ Services: Gas fired heating and mains drains

Directions:

From our office turn left into the High Street and continue to the second mini roundabout turn left into the Ewhurst Road. Continue for approx. 0.5 of a mile turning left into Summerlands and number 3 can be found after a short distance on the left.

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.

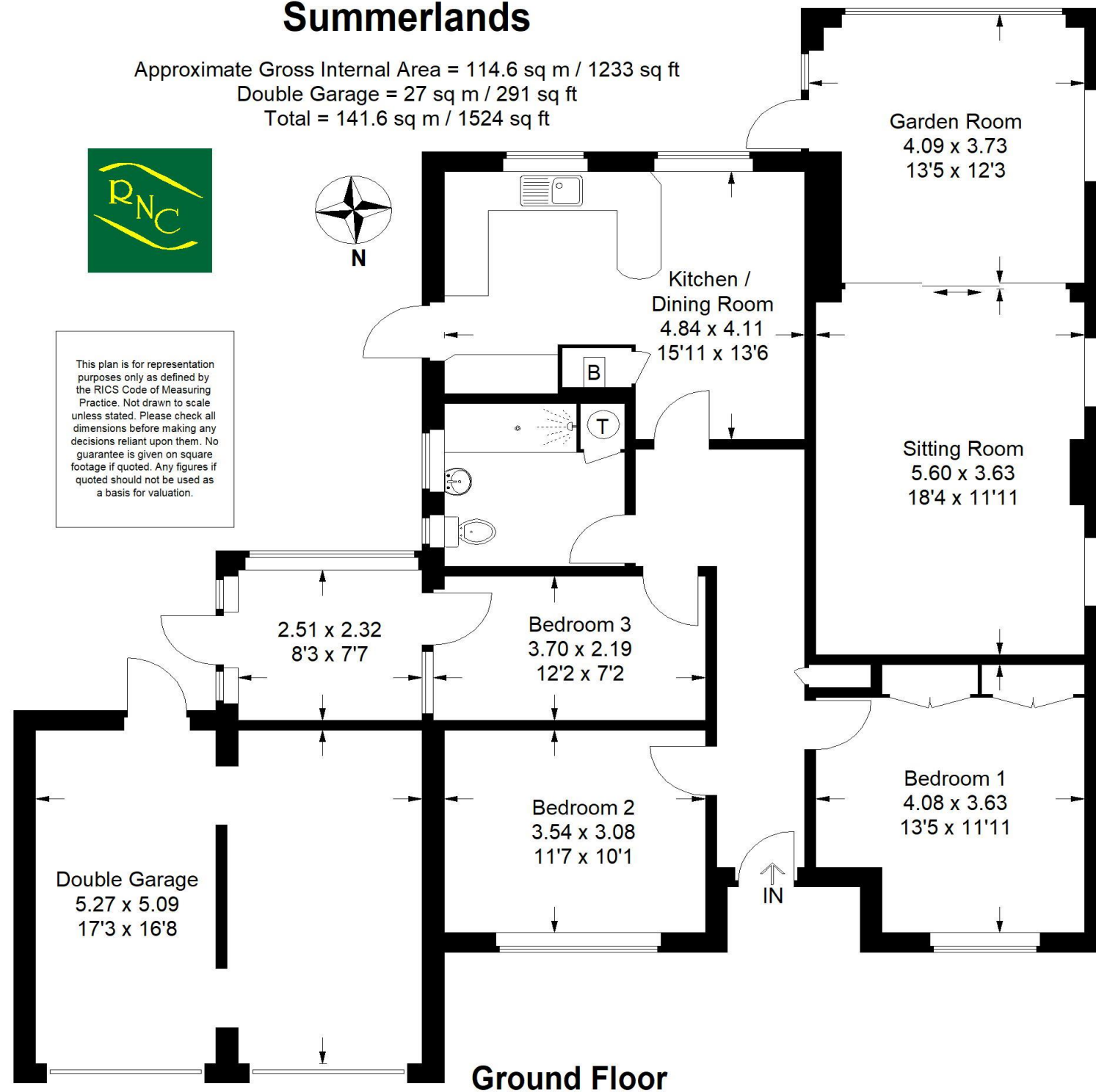
Local Authority: Waverley Borough Council. **Tax Band:** E

Summerlands

Approximate Gross Internal Area = 114.6 sq m / 1233 sq ft
Double Garage = 27 sq m / 291 sq ft
Total = 141.6 sq m / 1524 sq ft



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.





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