18 Charts Close,
Cranleigh, GU6 8BH
Asking Price: £425,000 Freehold

ROGER COUPE
ESTATE AGENT
your local property experts Est. 1991

* Three bedroom terraced property * Cul de sac position * Conservatory *

* Modern gas fired heating * Garage in separate block *

* No onward chain * EPC Rating: TBA *

A well presented three bedroom mid terraced home conveniently situated in this popular cul de sac, close to the village centre. The accommodation is arranged over two floors with entrance hall, cloakroom, kitchen, living room and conservatory on the ground floor. On the first floor there are three double bedrooms, two of which have fitted wardrobe cupboards and a family bathroom. Outside, there is a paved patio stepping onto lawn with flower and shrub borders around and a further seating area at the foot of the garden and a personal gate for rear access into the centre of the village. We highly recommend a visit to fully appreciate the convenient location and accommodation on offer. Offered for sale with no onward chain.

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 ~

Ground Floor: Entrance hall ~ Cloakroom ~ Kitchen: 10' 10'' x 8' 10'' (3.31m x 2.68m) ~ **Sitting Room:** 16' 7'' x 15' 0'' (5.05m x 4.58m)
Conservatory/Dining Room: 11' 6'' x 7' 10'' (3.51m x 2.38m)

First Floor: Bedroom One: 11' 5'' x 8' 11'' (3.49m x 2.72m) ~ **Bedroom Two:** 11' 11'' x 8' 7'' (3.62m x 2.62m) ~ **Bedroom Three:** 8' 10'' x 6' 1'' (2.68m x 1.85m)
Bathroom

Outside: Garage in block: 15' 10'' x 7' 10'' (4.82m x 2.39m)

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. Continue into the close and the property can be found straight ahead of you.
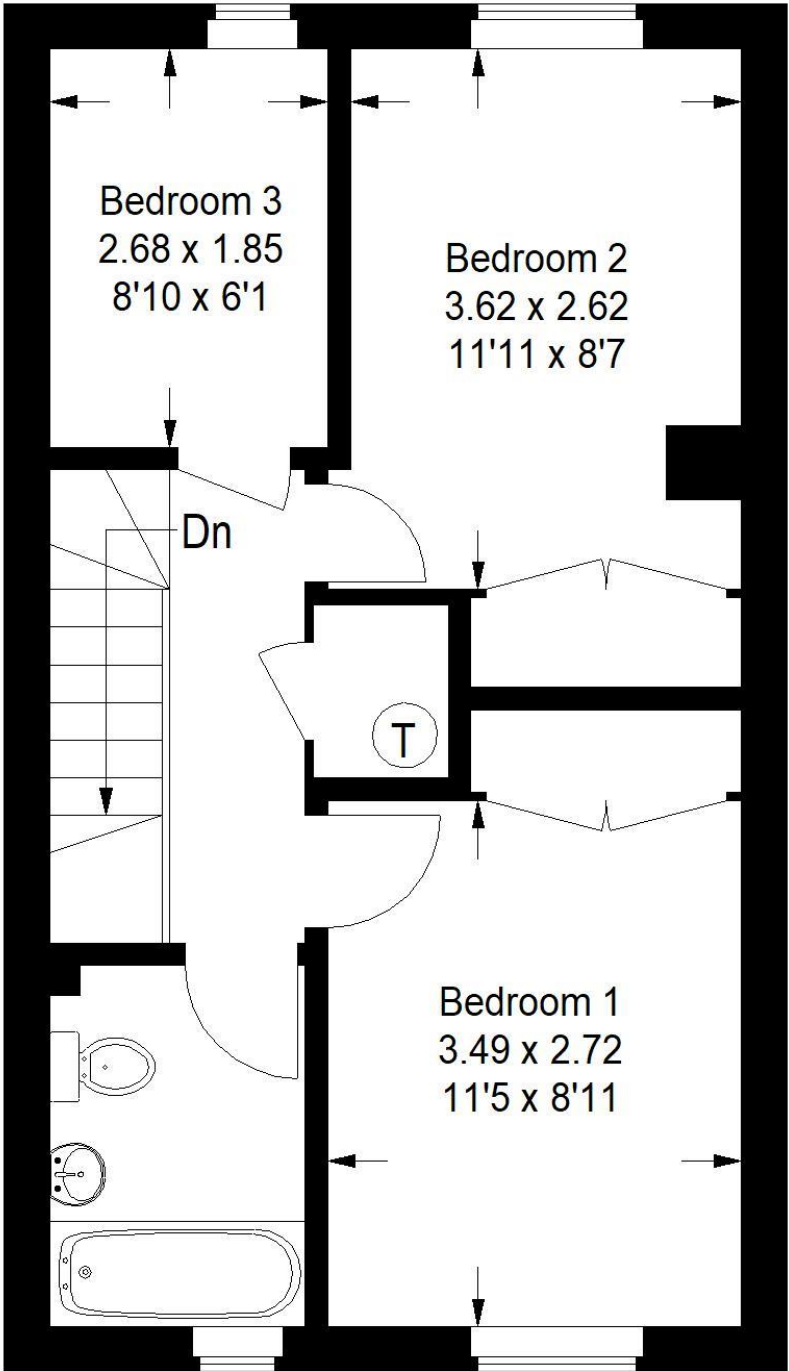
Charts Close, Cranleigh

Approximate Gross Internal Area
Ground Floor = 48.2 sq m / 519 sq ft
First Floor = 39.1 sq m / 421 sq ft
Garage = 11.5 sq m / 124 sq ft
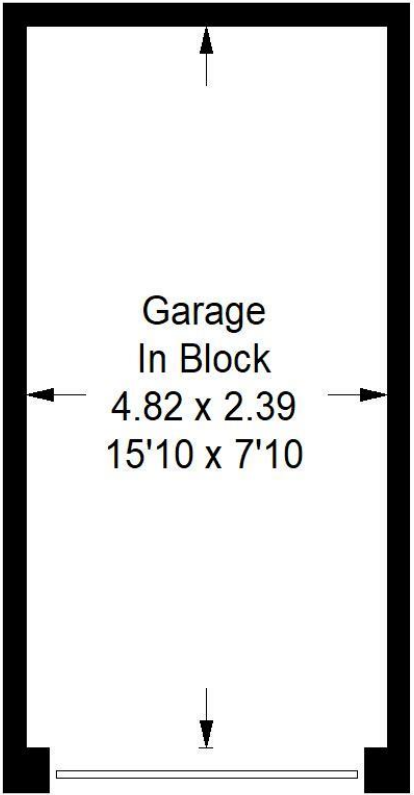Total = 98.8 sq m / 1064 sq ft

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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.

Conservatory / Dining Room
3.51 x 2.38
11'6 x 7'10

Sitting Room
5.05 x 4.58
16'7 x 15'0

Up

Kitchen
3.31 x 2.68
10'10 x 8'10

B

IN

Ground Floor

Bedroom 3
2.68 x 1.85
8'10 x 6'1

Bedroom 2
3.62 x 2.62
11'11 x 8'7

Dn

T

Bedroom 1
3.49 x 2.72
11'5 x 8'11

First Floor

Garage
In Block
4.82 x 2.39
15'10 x 7'10
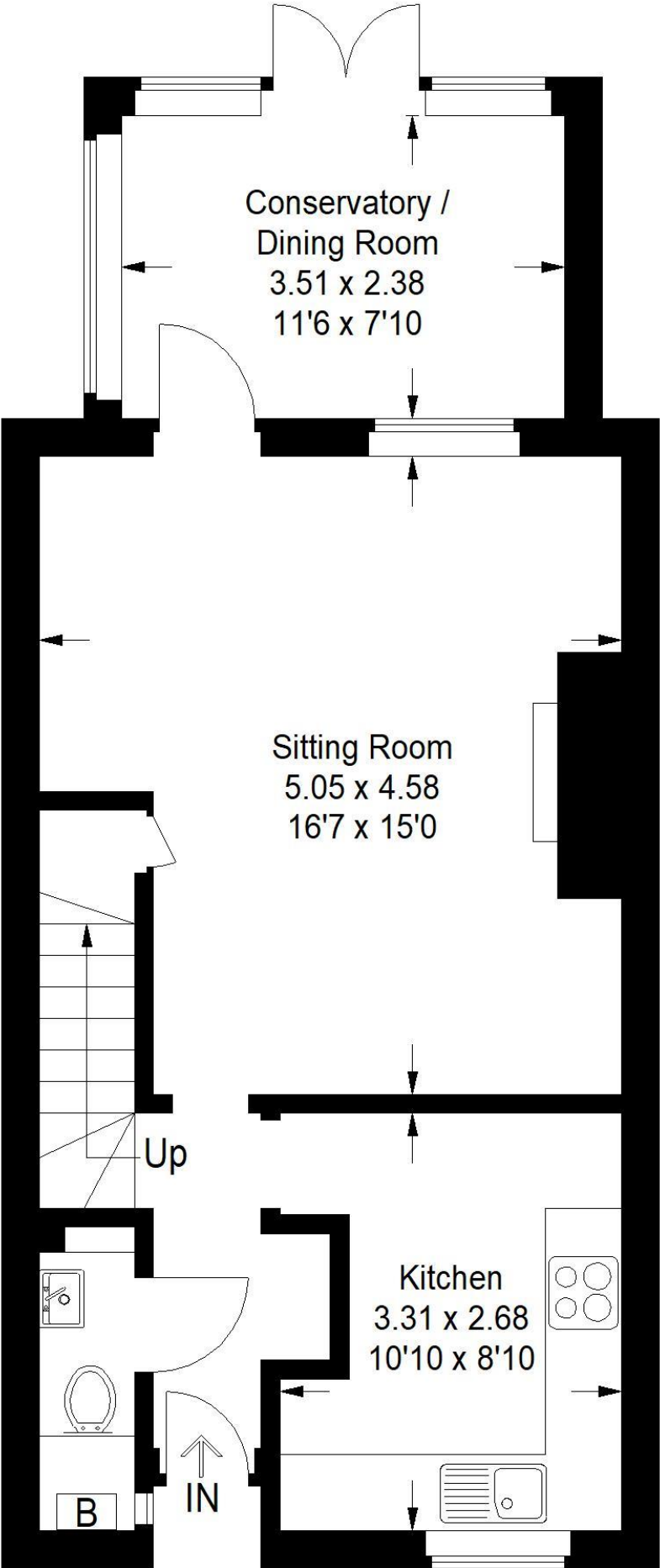
(Not in position)

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