



Maryvale House
Bridge Road, Cranleigh

*** Detached family home * Sought after location * Four bedrooms * Three bathrooms ***

*** Four reception areas * Large garden plot ***

*** Solar panels and batteries * No onward chain ***

Bridge Road, Cranleigh, GU6 7HH
Asking Price: £1,150,000- Freehold

An individually designed and built four bedroom detached home situated on a good sized garden plot in this highly regarded residential road close to the village. With accommodation arranged over two floors, the property has a most welcoming reception hall serving a sitting room, study, dining room and large bright and airy open plan kitchen/family room with doors to the garden.

Completing the ground floor, there is a large utility room and cloakroom and the ground floor is served by underfloor heating. Stairs rise to the first floor, where there are four good sized bedrooms all with fitted wardrobe cupboards, ensuite facilities to the principal bedroom and guest bedroom suite and a family bathroom. Outside, there is driveway parking leading to a single garage which houses the batteries for the solar panels. The rear garden is a lovely feature of the property being of good size having a paved patio leading onto extensive lawns with well stocked flower and shrub borders in and around, established hedging forms the boundary and all enjoys a bright and sunny westerly aspect. We highly recommend a visit to this super home located in a sought after location.

Situation:

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 ~ Dining Room: 14' 2" x 13' 6" (4.32m x 4.12m) ~ Cloakroom ~ Study: 13' 0" x 11' 2" (3.95m x 3.40m)

Sitting Room: 16' 11" x 15' 10" (5.15m x 4.83m) ~ Kitchen/Breakfast/Family Room: 25' 10" x 16' 2" (7.87m x 4.93m) ~ Utility: 11' 3" x 8' 2" (3.42m x 2.48m)

**First Floor: Bedroom One: 16' 2" x 11' 8" (4.93m x 3.55m) ~ Ensuite ~ Bedroom Two: 13' 7" x 10' 10" (4.15m x 3.30m) ~ Ensuite
Bedroom Three: 11' 11" x 11' 3" (3.62m x 3.42m) ~ Bedroom Four: 11' 3" x 11' 0" (3.42m x 3.36m) ~ Bathroom**

Outside: Garage: 18' 8" x 9' 0" (5.70m x 2.74m)


Directions: From our office turn left into the High Street and proceed to the second mini roundabout, continue straight on onto the Horsham Road. Take the first left into Bridge Road, continue along crossing Mead Road, and Maryvale will be found after a short distance on the left hand side.

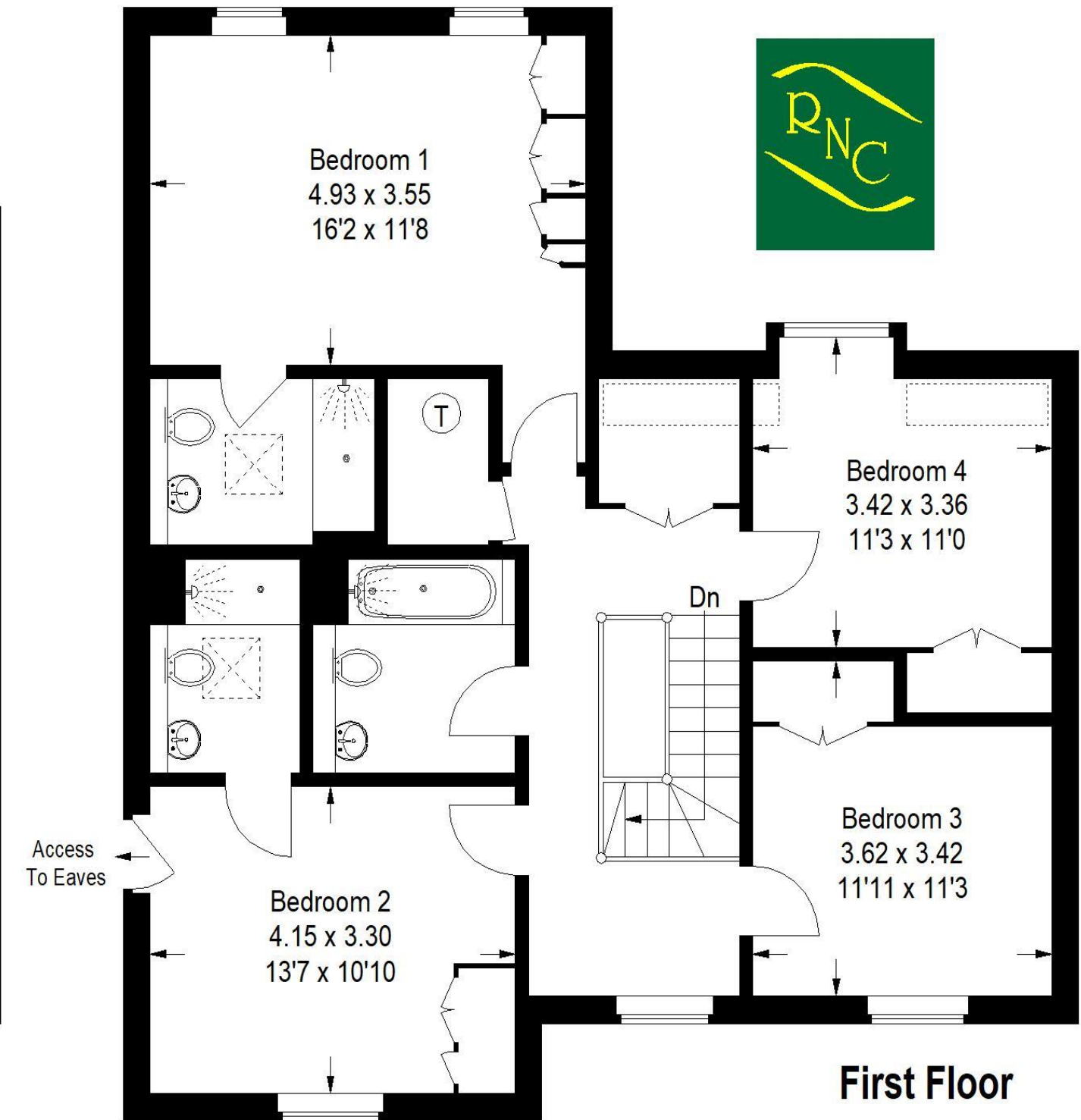
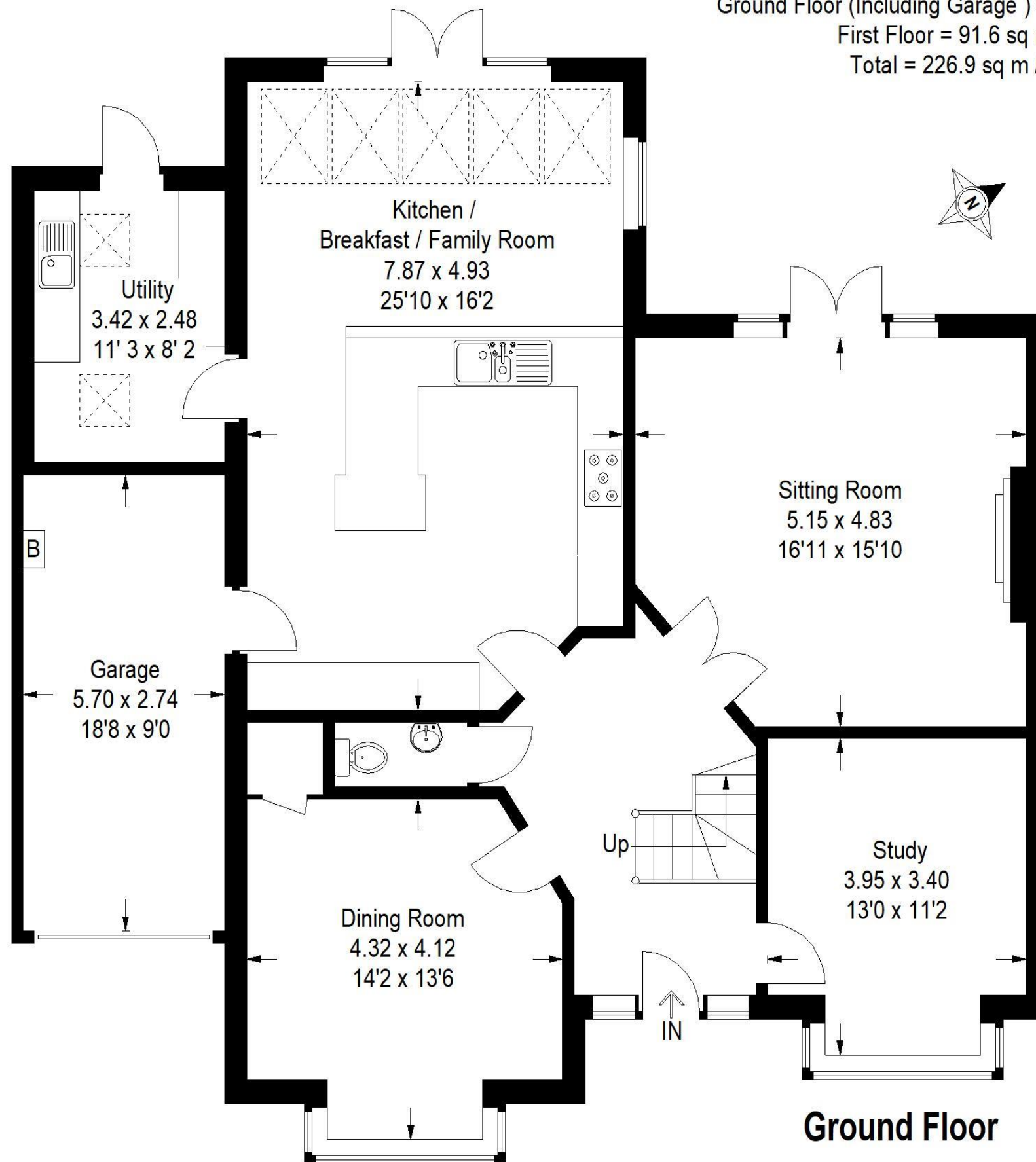
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or 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: G. EPC Rating: B.

Maryvale, Bridge Road, Cranleigh

Approximate Gross Internal Area
 Ground Floor (Including Garage) = 135.3 sq m / 1456 sq ft
 First Floor = 91.6 sq m / 986 sq ft
 Total = 226.9 sq m / 2442 sq ft

 = Reduced headroom
 below 1.5 m / 5'0"









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