



8 Parkgate Cottages
The Common, Cranleigh, GU6 8SG
Asking Price: £425,000 Freehold

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ESTATE AGENT
Est. 1991

*** Character mid terrace cottage * Three bedrooms * Two reception rooms ***
*** Conservatory * Large south west facing garden ***
*** Overlooking the common * No onward chain * EPC Rating: D ***

An attractive character three bedroom cottage, overlooking the common to the front and enjoying a large south west facing garden to the rear. The accommodation is arranged over two floors with sitting room having a fireplace, dining room with personal door to the garden, kitchen leading into conservatory to the rear and a bathroom completes the ground floor accommodation. Stairs rise to the first floor, where there are three good sized bedrooms. Outside, there is a small front garden with side access to the rear garden, which is a lovely feature of the property being of good size, having a paved patio stepping onto extensive lawns with flower and shrub borders around. There is a substantial summer house/office with power and light, a further area of garden with raised vegetable beds and a large timber garden store. Gate in rear boundary providing access to the Downs Link footpath.

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: Sitting Room: 14' 11" x 10' 11" (4.55m x 3.32m) ~ Dining Room: 14' 7" x 11' 11" (4.45m x 3.62m)
Kitchen: 12' 8" x 8' 2" (3.85m x 2.48m) ~ Bathroom ~ Garden Room: 12' 0" x 9' 5" (3.66m x 2.87m)

First Floor: Bedroom One: 14' 10" x 11' 4" (4.51m x 3.45m) ~ Bedroom Two: 9' 3" x 8' 3" (2.81m x 2.52m) ~ Bedroom Three: 12' 1" x 6' 9" (3.68m x 2.06m)

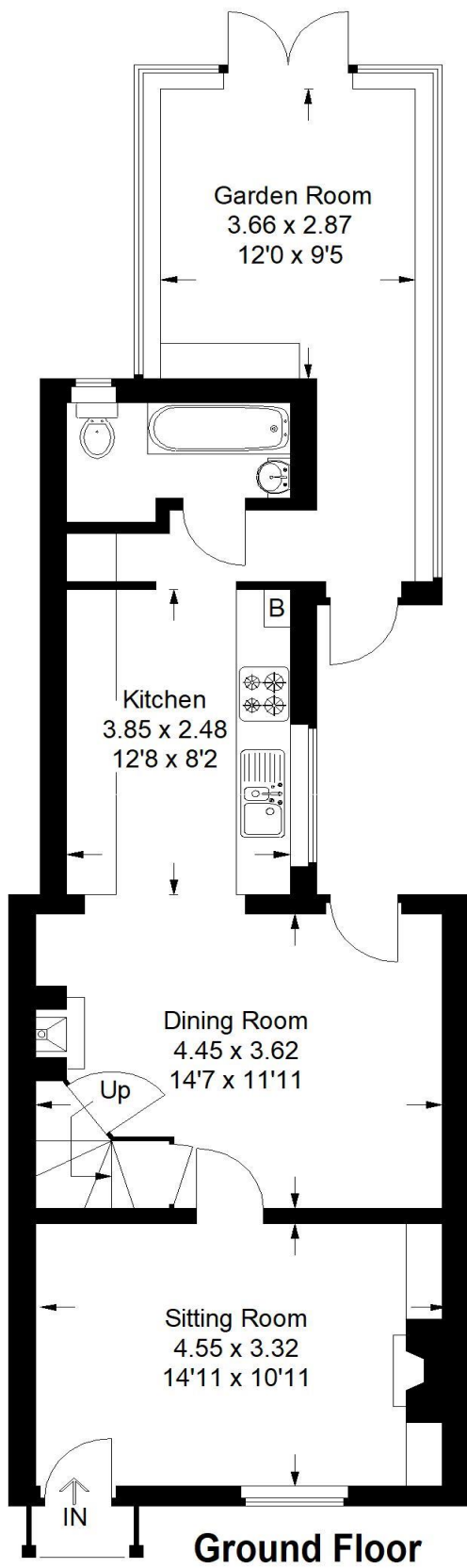
Outside: ~ Studio/Home Office: 12' 4" x 12' 4" (3.75m x 3.76m)

Directions:

From our office turn right into the High Street, continue to the second mini roundabout continuing straight on passing the bus stop on the left hand side, turn left into a driveway continuing across the common, find a parking space there and walk across to the front of the property.

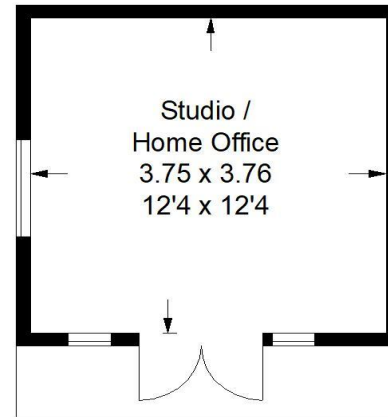
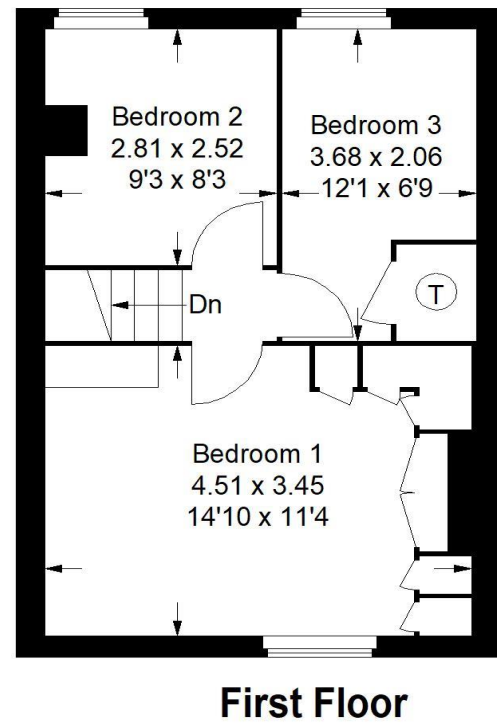
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or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



The Common, Cranleigh

Approximate Gross Internal Area
Ground Floor = 64 sq m / 689 sq ft
First Floor = 32.8 sq m / 353 sq ft
Outbuilding = 14.1 sq m / 152 sq ft
Total = 110.9 sq m / 1194 sq ft



(Not in position)

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.





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