



4 Woodstock Close,
Cranleigh, GU6 7LD
Asking Price: £895,000 Freehold

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ESTATE AGENT
Est. 1991

*** Extended detached family home * Four bedrooms * Two bathrooms ***
*** Four reception rooms * Large kitchen/breakfast room * Double garage ***
*** Large south west garden plot * EPC Rating: D ***

A well presented four bedroom detached family home. Situated in this popular cul de sac close to the village. Number four occupies a particularly large garden plot which is a super feature of the property enjoying a south westerly aspect. The property has been extended to provide an additional reception room with the accommodation now comprising an entrance hall, well appointed kitchen/breakfast room, sitting room, large double aspect family room and study area and cloakroom completing the ground floor. Stairs rise to the first floor where there is a principal bedroom with ensuite shower room, three further bedrooms and a family bathroom. Outside, the property has plenty of driveway parking leading to a double garage and side access to the rear garden which is a super feature of the property, being of particularly good size with paved patio leading onto extensive lawns with flower and shrub borders around, timber summer house and ornamental pond all enjoying a bright and sunny westerly aspect. We highly recommend a visit to this super family home to fully appreciate the accommodation on offer.

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/Dining Room: 23' 7" x 10' 6" (7.18m x 3.21m) ~ Sitting Room: 17' 2" x 14' 10" (5.24m x 4.53m)
Study: 9' 9" x 8' 4" (2.96m x 2.54m) ~ Family Room: 23' 11" x 11' 2" (7.30m x 3.40m)

First Floor: Bedroom One: 12' 0" x 11' 5" (3.67m x 3.49m) ~ Ensuite ~ Bedroom Two: 11' 6" x 11' 3" (3.50m x 3.42m)
Bedroom Three: 13' 10" x 9' 10" (4.22m x 3.00m) ~ Bedroom Four: 9' 10" x 9' 6" (3.00m x 2.90m) ~ Bathroom

Outside: Garage: 17' 5" x 17' 0" (5.31m x 5.17m)

Directions:

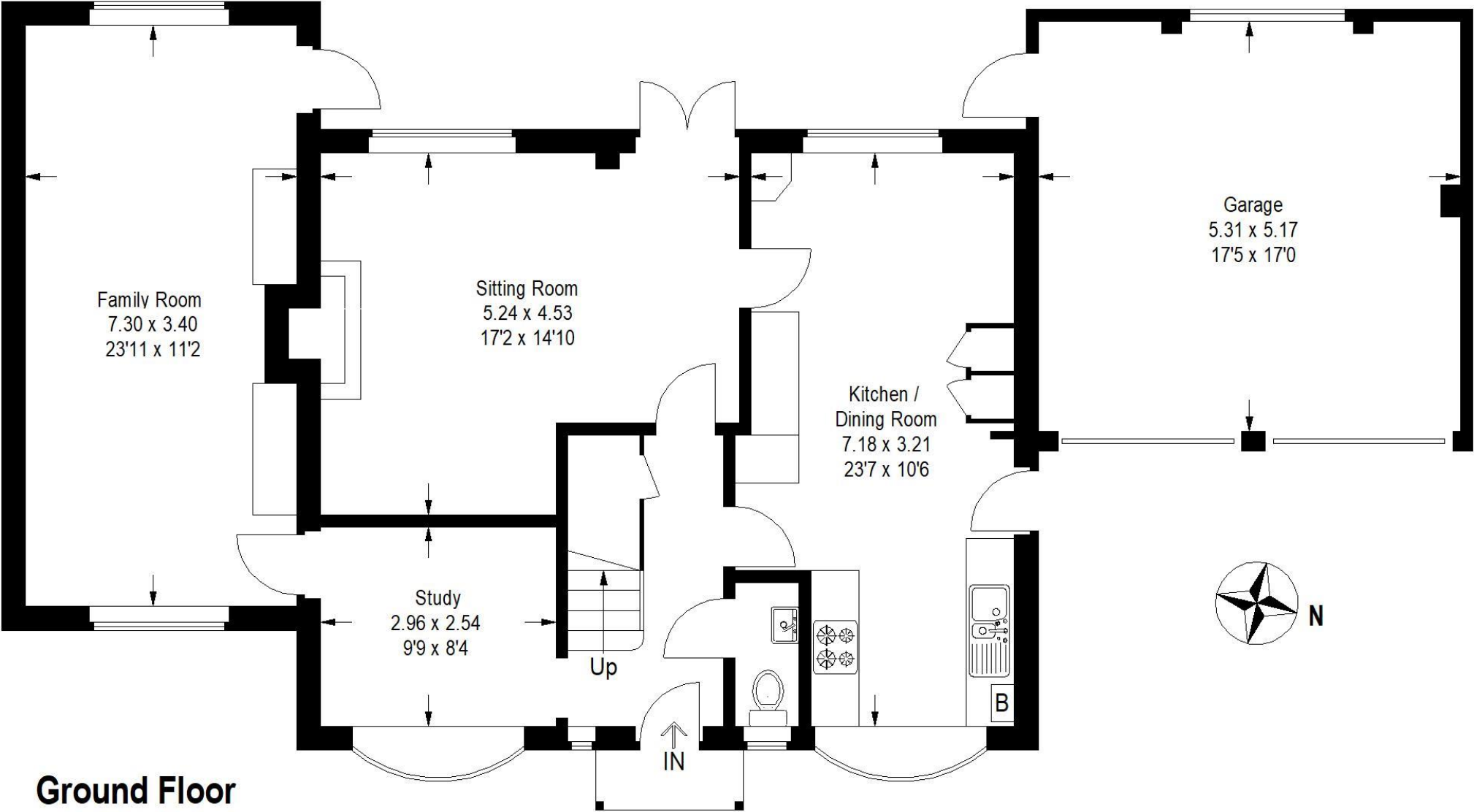
From our offices turn left onto the High Street and continue to the second mini-roundabout and continue straight over into the Horsham Road. Take the fifth turning left into Avenue Road and then first right into Woodstock Close. Number 4 can be found after a short distance on the right hand side.

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.

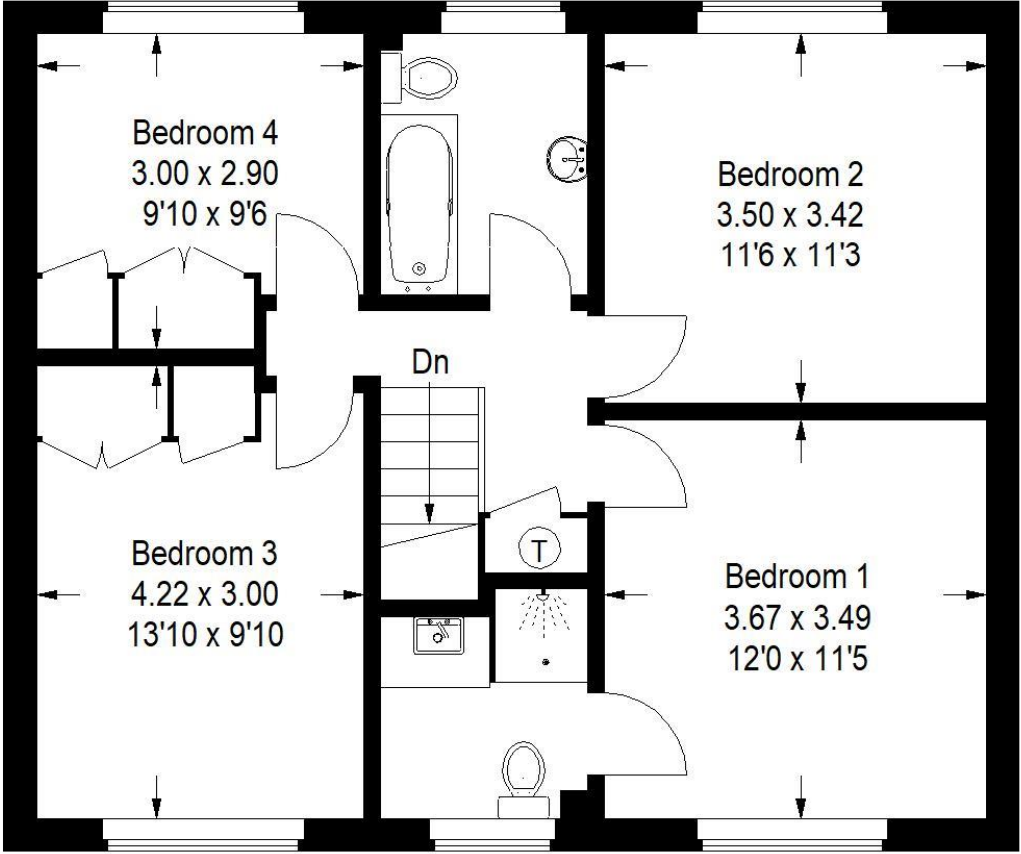
Local Authority: Waverley Borough Council. **Tax Band:** G

Woodstock Close, Cranleigh

Approximate Gross Internal Area
Ground Floor = 89.9 sq m / 968 sq ft
First Floor = 62.6 sq m / 674 sq ft
Garage = 27.3 sq m / 294 sq ft
Total = 179.8 sq m / 1936 sq ft



Ground Floor



First Floor

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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