



28 Parsonage Road,
Cranleigh, GU6 7AJ
Asking Price: £650,000 Freehold

*** Well presented and improved semi-detached home * Three bedrooms * Two reception rooms *
* Large conservatory/dining room * Home office/summerhouse * Large garden with southerly aspect *
* Planning permission to extend. (WA/2025/01363) * EPC Rating: TBA ***

A well presented and improved three bedroom semi detached home situated on a good sized garden plot with southerly aspect. The property has accommodation arranged over two floors with a welcoming reception hall with modern staircase, sitting room, family room, kitchen, large conservatory/dining room and cloakroom on the ground floor. On the first floor there are three bedrooms and a bathroom. Outside, there is driveway parking for several cars and side access to a beautiful rear garden which is of good size and enjoys a bright and sunny southerly aspect. The gardens are mainly laid to lawn with established shrubs around. At the foot of the garden, there is an super home office/summerhouse with light and power. The property has planning permission (WA/2025/01363) for a single storey side and rear extension. We highly recommend a visit 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 Handyman's 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 ~ Sitting Room: 14' 11" x 11' 4" (4.55m x 3.45m) ~ Family Room: 14' 10" x 10' 6" (4.51m x 3.20m)
Kitchen: 16' 3" x 6' 0" (4.95m x 1.83m) ~ Conservatory/Dining Room: 14' 9" x 13' 10" (4.50m x 4.22m)**

**First Floor: Bedroom One: 12' 10" x 10' 10" (3.90m x 3.29m) ~ Bedroom Two: 10' 5" x 9' 0" (3.18m x 2.74m) ~ Bedroom Three: 8' 6" x 8' 2" (2.59m x 2.48m)
Bathroom**

Outside: Studio/Home Office: 13' 0" x 11' 4" (3.97m x 3.45m) ~ Store

Directions:

From our offer turn left into Rowland Road and continue along this road passing Glebelands School and the road becomes Parsonage Road and number 28 can be found 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:** D

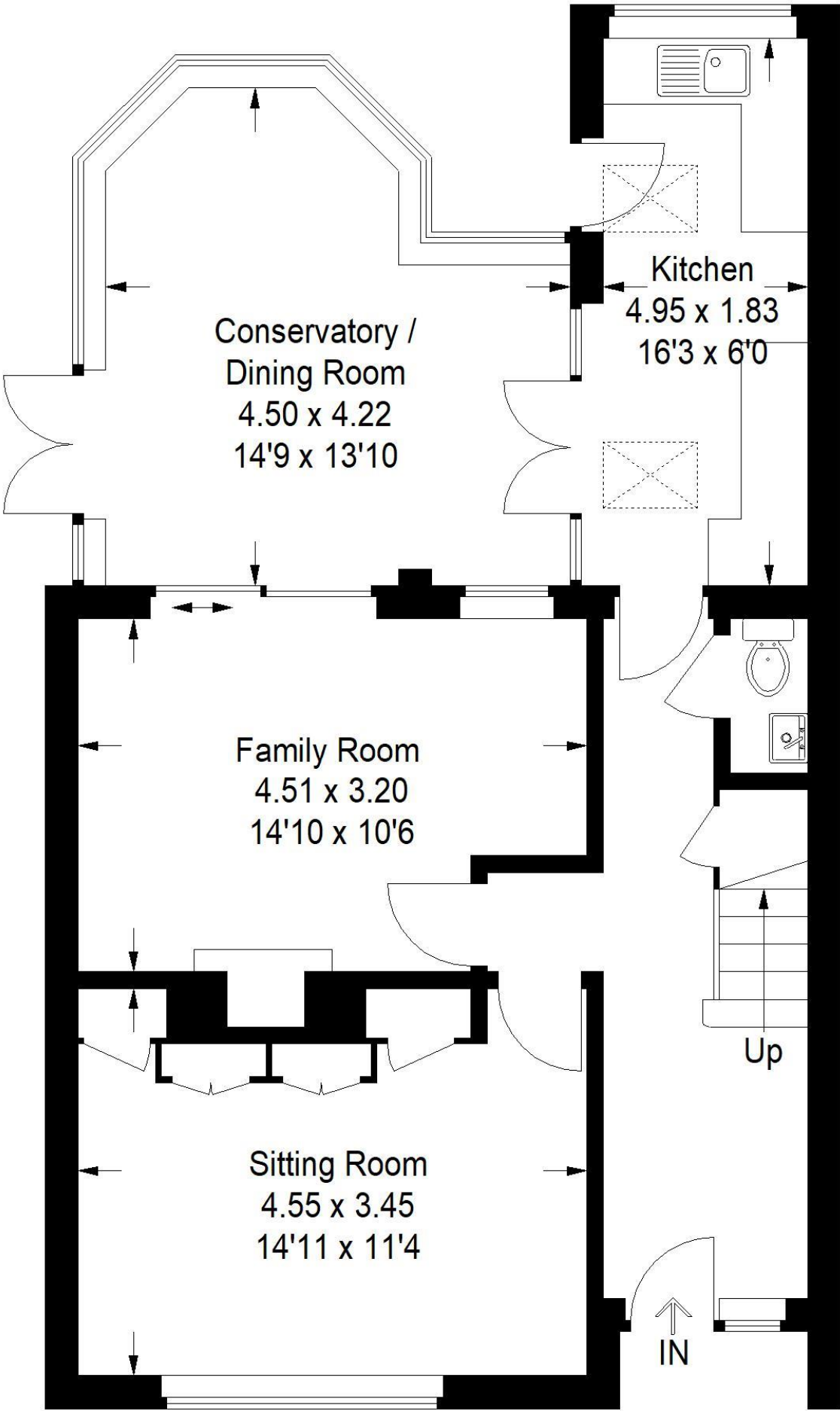
Parsonage Road, Cranleigh

Approximate Gross Internal Area
Ground Floor = 72.2 sq m / 777sq ft
First Floor = 43.8 sq m / 471 sq ft
Studio / Home Office / Store
17.7 sq m / 190 sq ft
Total = 133.7 sq m / 1438 sq ft

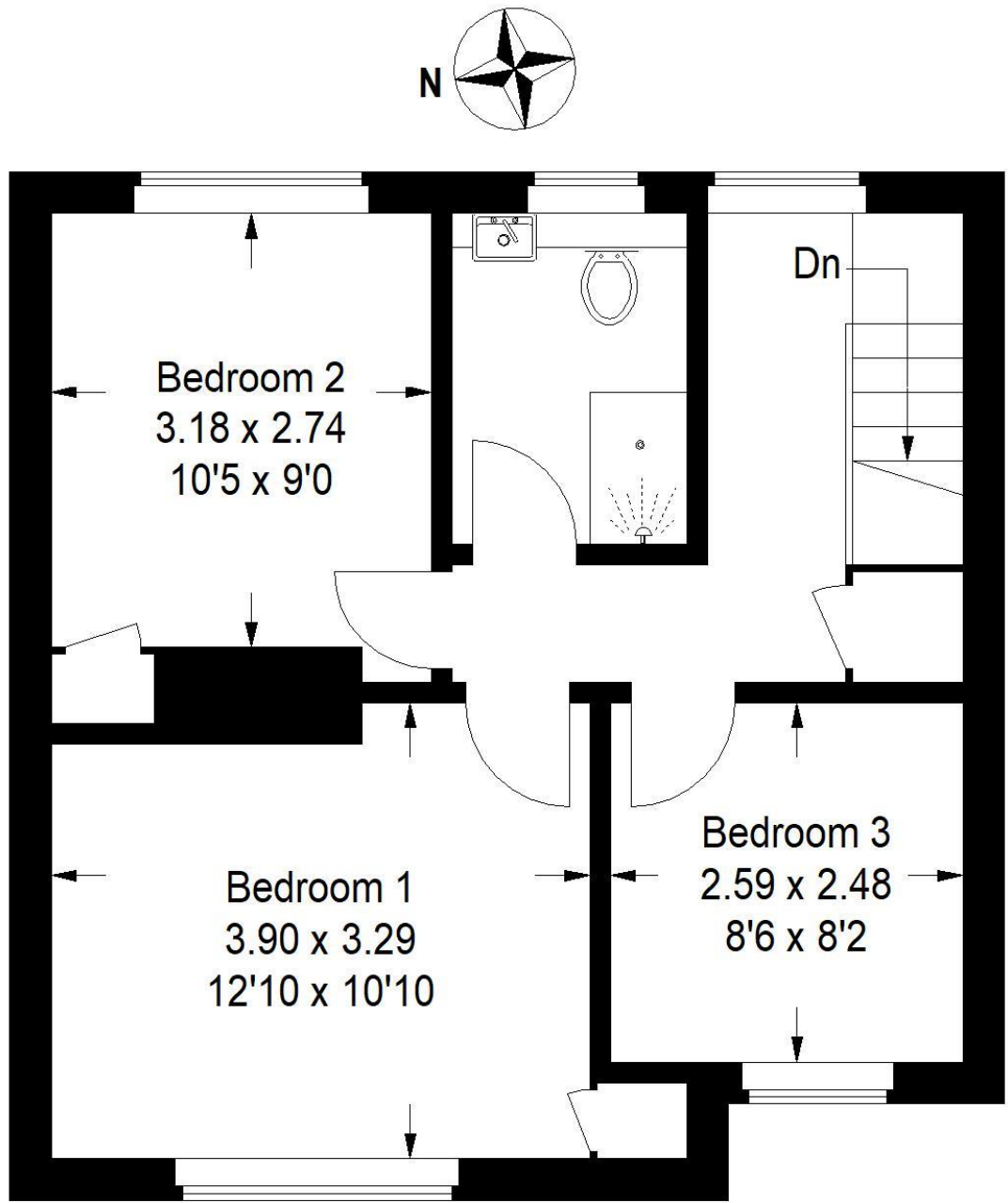


This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

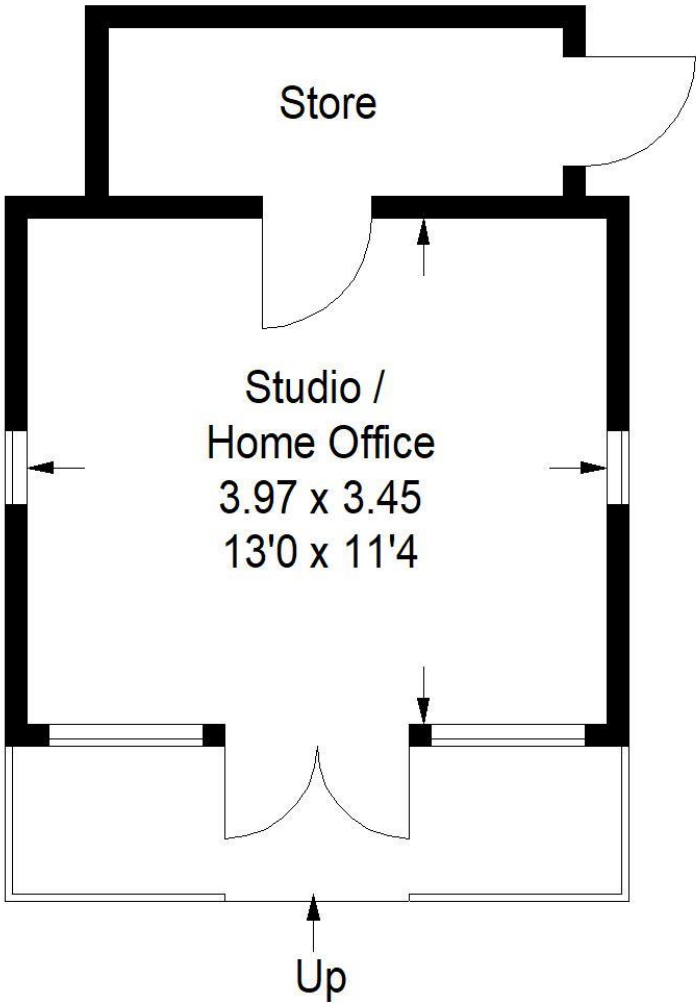
(Not in position)



Ground Floor



First Floor







ROGER
COUPE





ROGER
COUPE

