



6, Pelham Drive, Cranleigh, GU6 8FZ
Offers in Excess of £500,000 Freehold

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ESTATE AGENT
Est. 1991

*** Modern semi detached home built by Crest Nicholson in 2020 * Three bedrooms * Two bathrooms ***
*** Driveway parking and single garage * Good size lounge dining room ***
*** Fitted kitchen/breakfast room * Patio and Garden * Countryside walks on Downs Link footpath * EPC Rating: B ***

A modern semi-detached three bedroom home situated on this popular residential development built by Crest Nicholson in 2020 with access to countryside walks and bike rides and access to the village centre on Downs Link footpath. The accommodation is arranged over two floors with entrance hall and a cloakroom, fitted kitchen/breakfast room, open plan living room with double doors to the garden. On the first floor, there is a principal bedroom with ensuite shower room, two further bedrooms and a family bathroom. Outside, the property benefits from driveway parking for several cars leading to a detached single garage. The garden to the rear has a paved patio stepping onto lawns with a raised timber decked sun terrace. 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 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: 14' 3" x 7' 11" (4.35m x 2.42m) ~ Sitting/Dining Room: 20' 2" x 15' 3" (6.15m x 4.65m)

First Floor: Bedroom One: 11' 11" x 10' 11" (3.63m x 3.32m) ~ Ensuite ~ Bedroom Two: 12' 4" x 8' 3" (3.77m x 2.52m)
Bedroom Three: 8' 11" x 6' 6" (2.73m x 1.99m) ~ Bathroom

Outside: Garage: 19' 7" x 10' 5" (5.97m x 3.17m)

Directions:

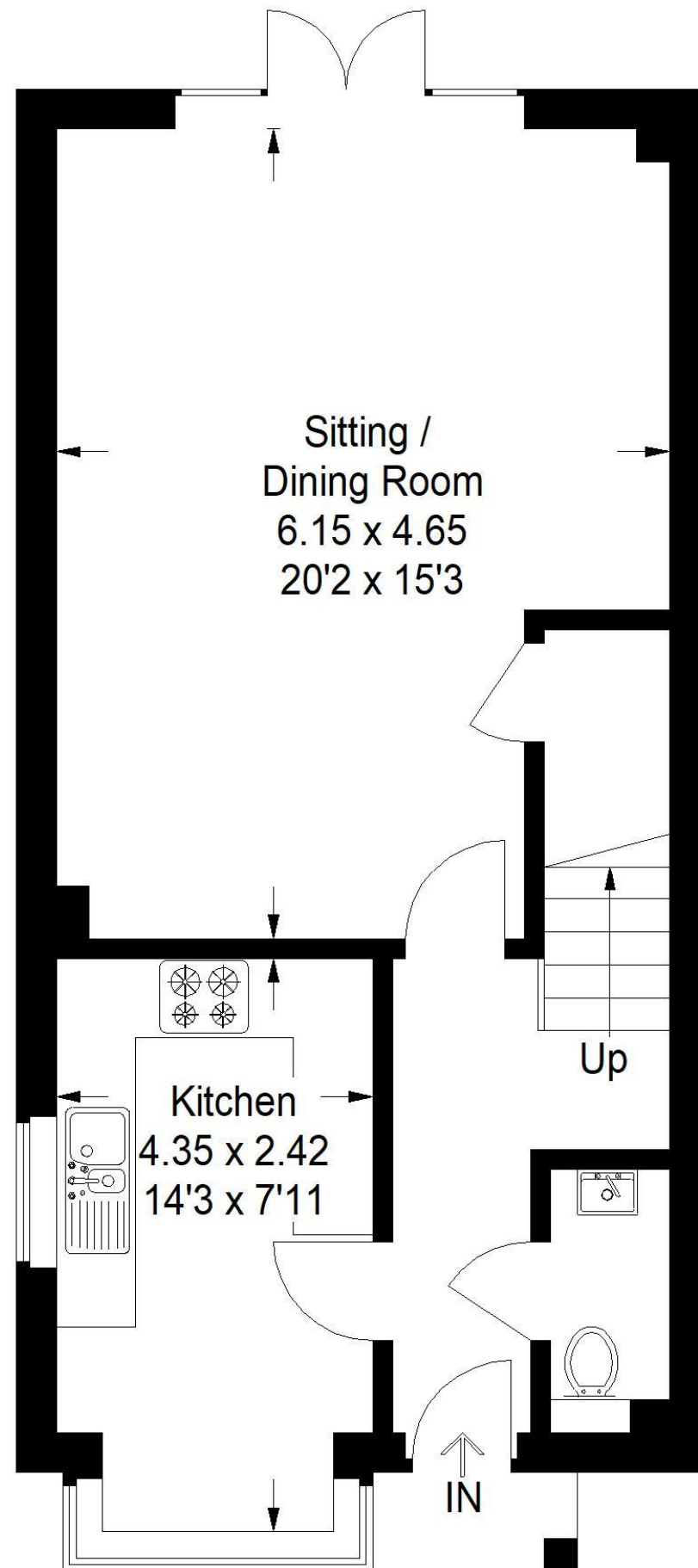
From our office turn left into the High Street and continue to the second mini roundabout by the Shell petrol station and carry straight on into the Horsham Road. After approx 0.5 of a mile turn right into Longhurst Avenue. Pelham Drive is the third turning on the right and the property is on the right 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.

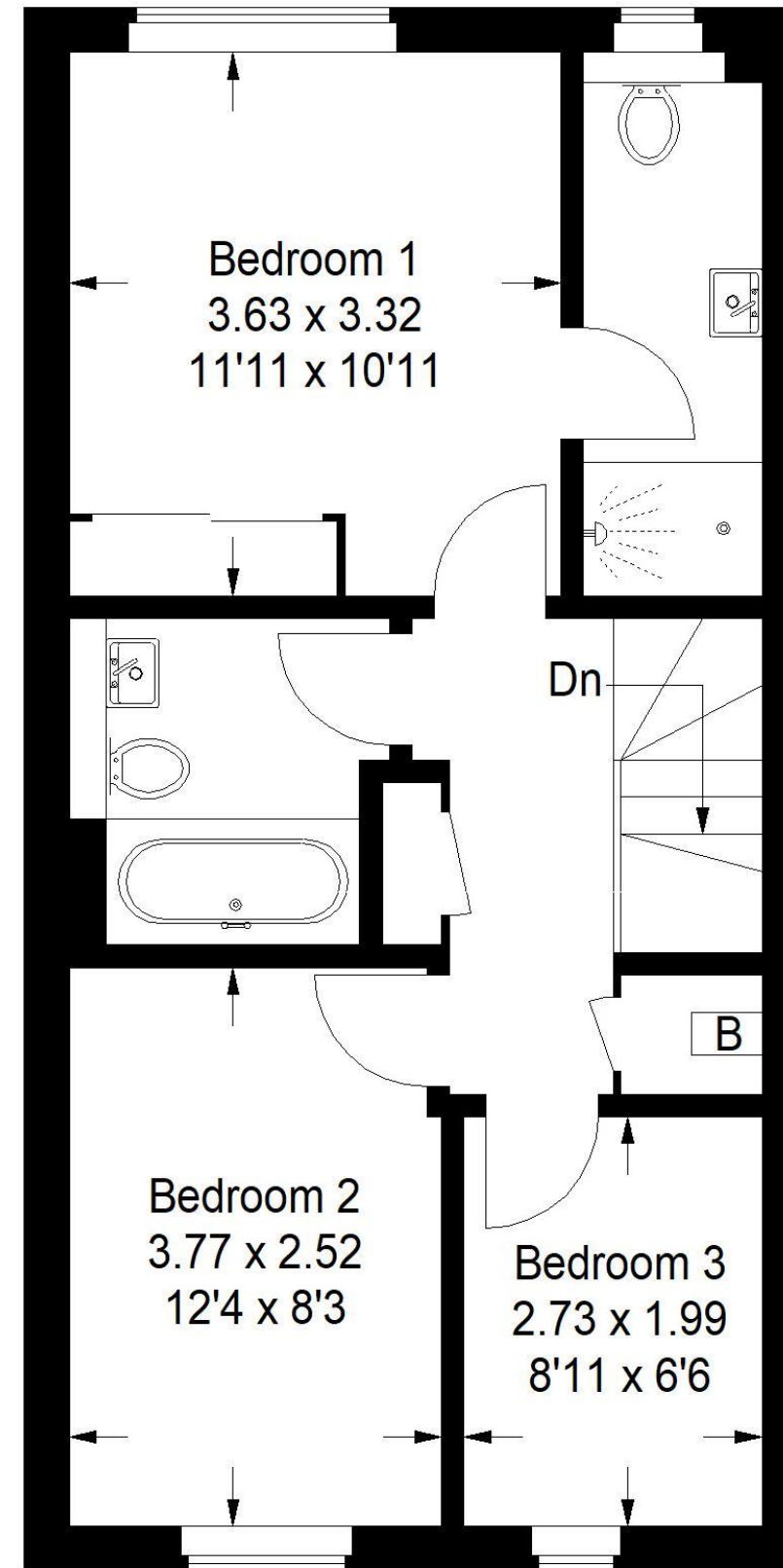
Local Authority: Waverley Borough Council. **Tax Band:** E

Pelham Drive, Cranleigh

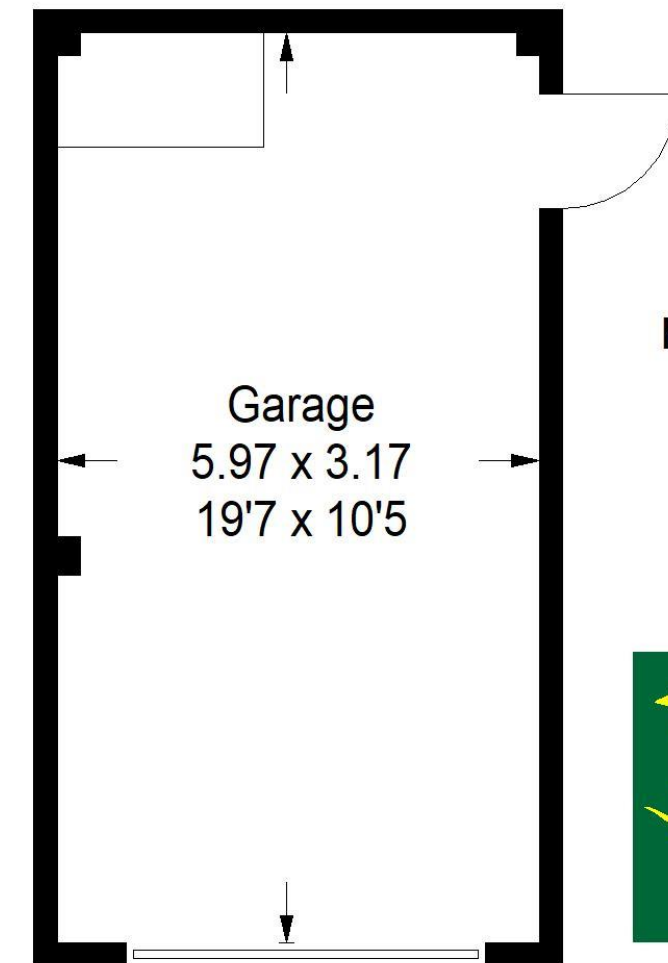
Approximate Gross Internal Area
 Ground Floor = 48.2 sq m / 519 sq ft
 First Floor = 46.0 sq m / 495 sq ft
 Garage = 18.7 sq m / 201 sq ft
 Total = 112.9 sq m / 1215 sq ft



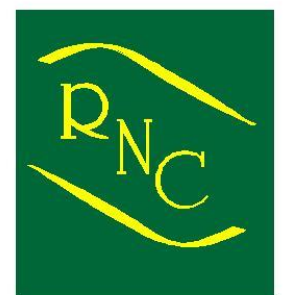
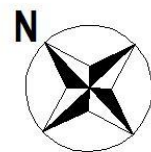
Ground Floor



First Floor



(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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