



47 Hewitts Road,
Cranleigh, GU6 8US
Asking Price: £438,000 Freehold

*** Beautifully presented semi detached home * Two double bedrooms * Two bathroom (1 ensuite) ***
*** Living room with deep storage cupboard * Kitchen/dining room ***
*** Cloakroom and utility area * Driveway parking for several cars * EPC Rating: B ***

Set within a sought-after Miller Homes development, this beautifully presented two-bedroom semi-detached home offers contemporary living in a superb location — just a short, level walk from the village centre and with direct access to the Downs Link footpath. Completed in 2022, the property spans two thoughtfully designed floors, combining style, comfort, and practicality throughout. The ground floor opens with a welcoming sitting room, complete with a deep understairs cupboard for storage. This leads into a sleek kitchen/breakfast room featuring integrated appliances and double doors to the garden, ideal for entertaining or relaxed everyday living. A separate utility room and a ground floor cloakroom add further convenience. Upstairs, a spacious landing gives access to a large linen cupboard and additional built-in storage. The principal bedroom benefits from a modern ensuite shower room and the second double bedroom enjoys lovely views towards the Common and is served by a stylish family bathroom. Outside, the property offers ample driveway parking with side access to a beautifully landscaped rear garden with neatly maintained lawns with well stocked raised flower and shrub borders around. Early viewing is highly recommended to appreciate the quality and lifestyle this home has to 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 ~ Sitting Room: 14' 0" x 11' 4" (4.27m x 3.45m) ~ Kitchen/Breakfast Room: 13' 1" x 11' 1" (3.99m x 3.39m) ~ Cloakroom ~ Utility

First Floor: Bedroom One: 11' 5" x 10' 5" (3.47m x 3.18m) ~ Ensuite ~ Bedroom Two: 14' 8" x 10' 8" (4.46m x 3.26m) ~ Bathroom

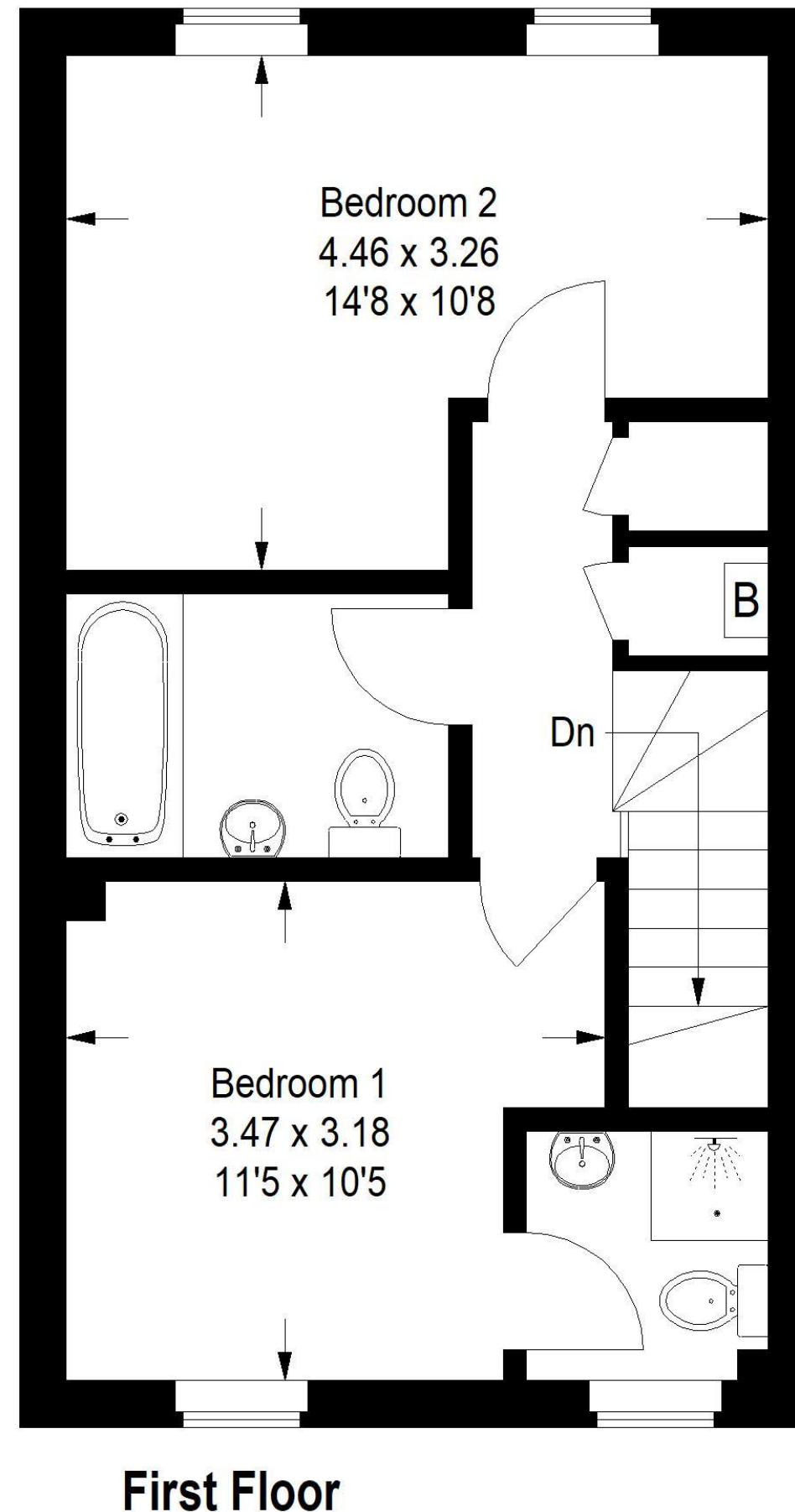
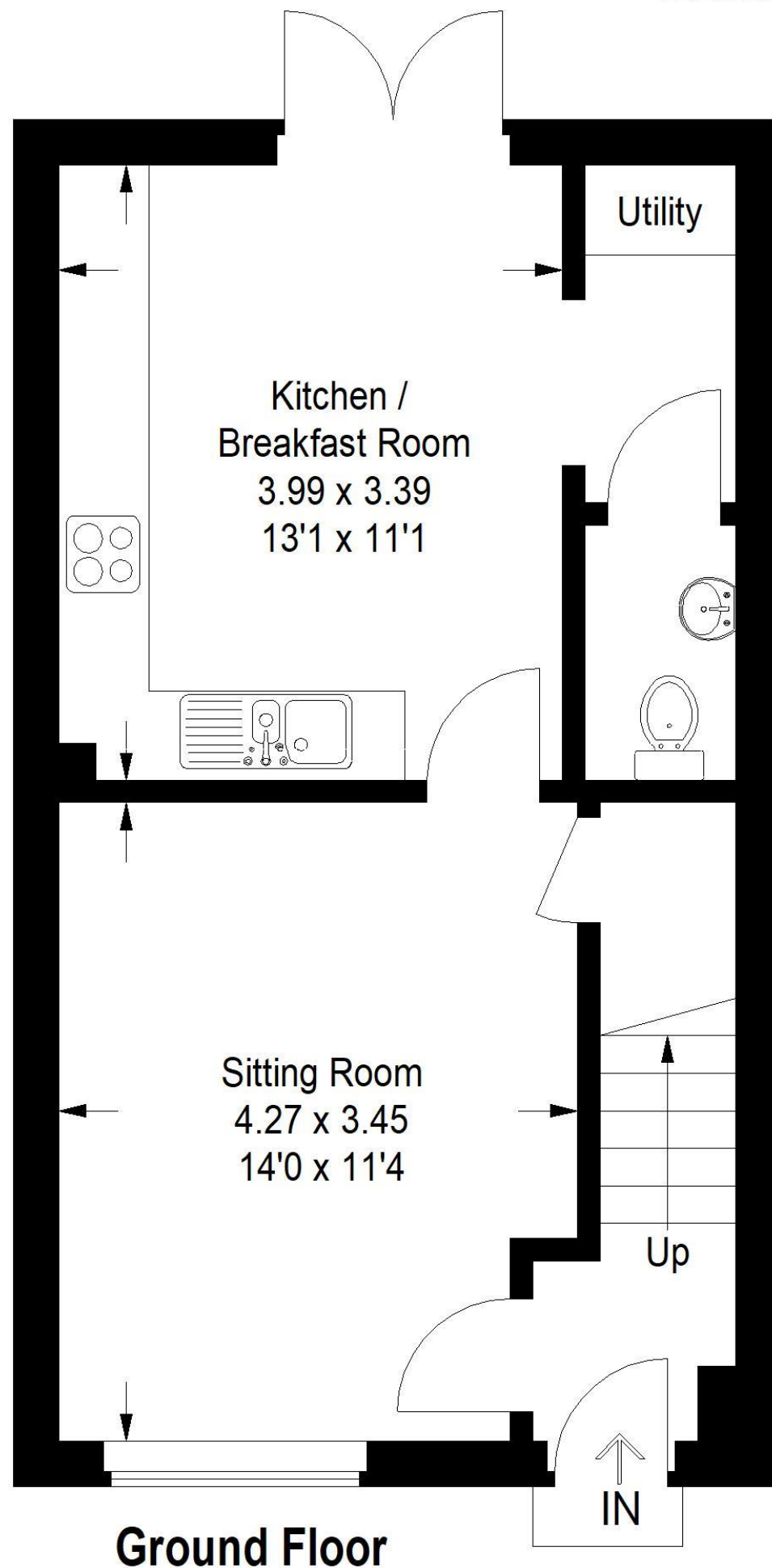
Directions:

From our office turn right into the High Street continuing to the third mini-roundabout turning left into the Elmbridge Road. Continue over the Elm bridge taking the first turning left into Newbridge Road which leads into Hewitts Road and follow the road around to the left and the property can be found on the left hand side.

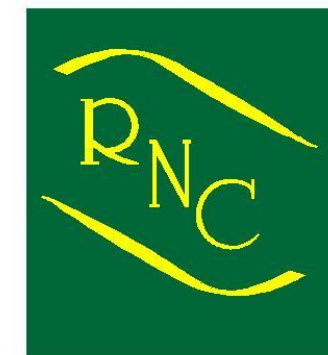
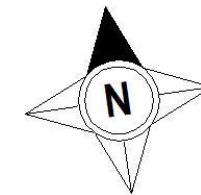
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or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

Hewitts Road, Cranleigh



APPROX. GROSS
INTERNAL FLOOR AREA
827 SQFT / 76.9 SQM



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.



ROGER
COUPE





ROGER
COUPE





ROGER COUPE
your local property experts


ESTATE AGENT
Est. 1991

www.rogercoupe.com
3 Bank Buildings, High Street, Cranleigh, Surrey GU6 8BB
T: 01483 268555 e: housesales@rogercoupe.com