



9, Orchard Gardens
Cranleigh, GU6 7LG
Asking Price: £695,000 Freehold

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ESTATE AGENT
Est. 1991

*** Extended and improved detached bungalow * Three bedrooms * Enlarged kitchen/breakfast room *
* Conservatory * Large sitting room overlooking the garden * Driveway parking and garage *
* No onward chain * EPC Rating: C ***

A well presented three bedroom bungalow situated on a wide corner plot in a quiet cul de sac close to the village centre. The property has been extended and re-modelled to create an enlarged kitchen/breakfast room with conservatory off, large living room overlooking the garden with a wood burning stove and three bedrooms, bathroom and cloakroom. Outside, there is a good size driveway leading to a single garage with adjoining covered storage area. The gardens wrap around the side and rear of the property and all enjoys a southerly aspect. The property benefits from gas fired heating and double-glazed windows and offered for sale with no onward chain.

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 ~

**Entrance Hall: Cloakroom ~ Sitting Room/Dining Room: 23' 8" x 12' 0" (7.22m x 3.66m) ~ Kitchen/Breakfast Room: 19' 3" x 14' 0" (5.87m x 4.27m)
Conservatory: 9' 5" x 7' 4" (2.88m x 2.24m) ~ Bedroom One: 13' 0" x 10' 11" (3.97m x 3.32m) ~ Bedroom Two: 12' 4" x 8' 11" (3.77m x 2.71m)
Bedroom Three: 10' 6" x 7' 3" (3.20m x 2.20m) ~ Shower Room**

Outside: Garage: 17' 5" x 7' 10" (5.32m x 2.40m) ~ Store Room ~ Covered Storage ~ Covered Passage

Directions:

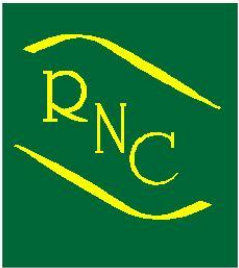
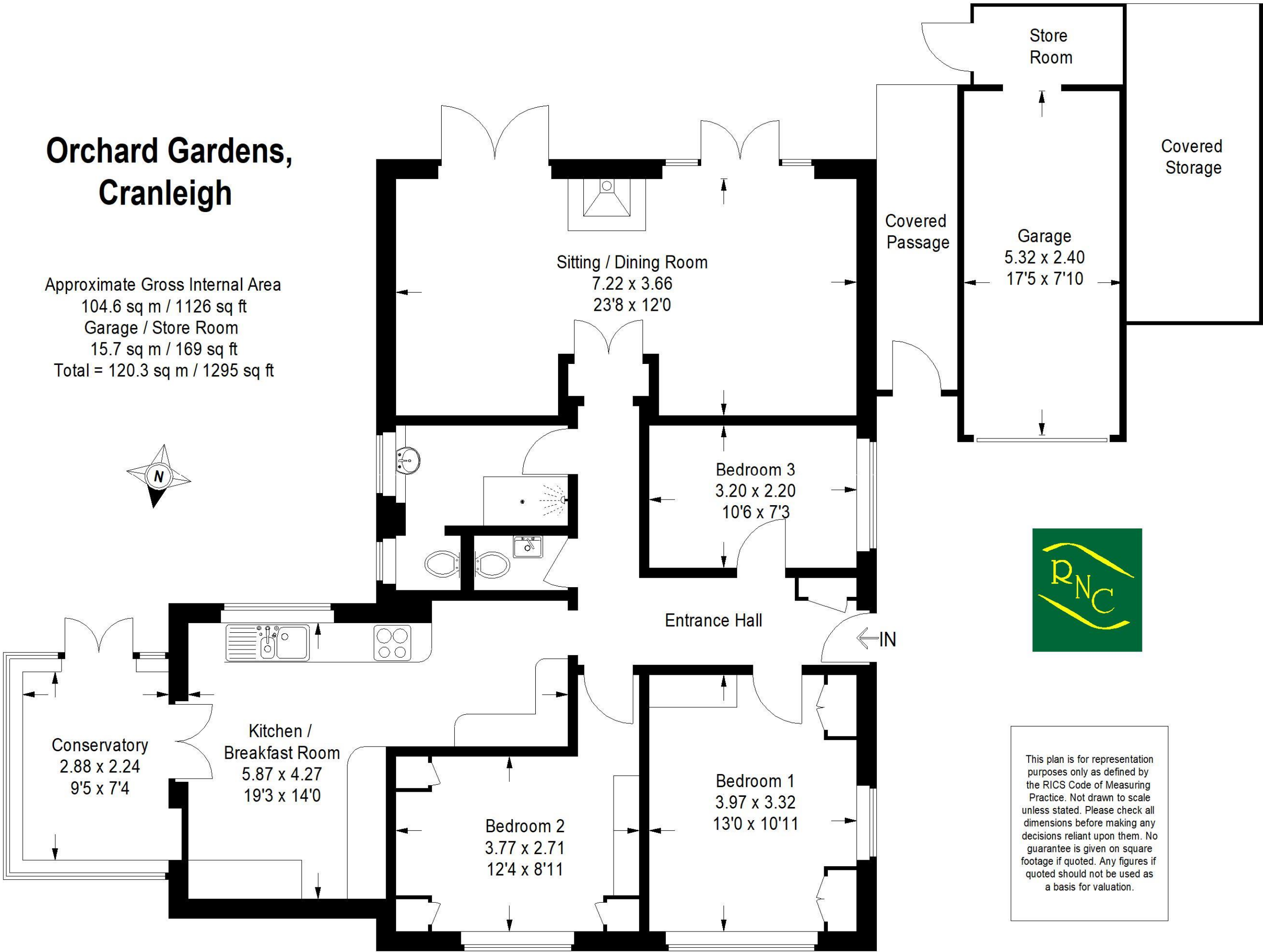
From our office turn left into the High Street and proceed to the second mini roundabout, bearing right into the Horsham Road. Take the fifth turning left into Avenue Road. Take the second turning left into Orchard Gardens and number 9 can be found on the left.

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

Orchard Gardens, Cranleigh

Approximate Gross Internal Area
104.6 sq m / 1126 sq ft
Garage / Store Room
15.7 sq m / 169 sq ft
Total = 120.3 sq m / 1295 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.



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