



5 Hydon Grove,
Cranleigh, GU6 8GG
Asking Price: £985,000 Freehold

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ESTATE AGENT
Est. 1991

*** Four bedroom Berkeley Home * Convenient central village location close to the Country Park ***

*** Open plan kitchen/dining/family room * Two bathrooms * Ground floor cloakroom ***

*** Driveway parking * Single garage * EPC Rating: B ***

A well presented four bedroom Berkeley Home conveniently situated in a small cul de sac in this sought after Leighwood Fields development. The property is situated close to the village centre and has pleasant outlooks to the front towards Cranleigh Country Park with access to the park for dog walking and leisure pursuits. The accommodation is arranged over two floors with a welcoming reception hall with two useful storage cupboards, deep under stairs cupboard, utility cupboard and ground floor cloakroom. There is an attractive sitting room with bay window and range of fitted bookshelves and impressive open plan fitted kitchen/dining and family room with central island unit. Stairs rise to the first floor where there is a principal bedroom with range of fitted wardrobe cupboards, dressing area with wardrobe cupboards leading to an ensuite bathroom with separate bath and walk in shower, three further bedrooms and a family bathroom. Outside, there is driveway parking leading to a single garage and side access to the rear garden with paved patio stepping onto lawns with raised planters around and timber decking. Properties in this convenient central location are rarely available, therefore we highly recommend an early visit to avoid disappointment.

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/Family Room: 24' 3" x 23' 9" (7.38m x 7.23m) ~ Sitting Room: 21' 8" x 13' 5" (6.60m x 4.08m)

First Floor: Bedroom One: 17' 0" x 13' 4" (5.18m x 4.06m) ~ Dressing Area: ~ Ensuite bathroom: ~ Bedroom Two: 13' 5" x 10' 0" (4.10m x 3.06m) ~ Bedroom Three: 10' 1" x 10' 0" (3.08m x 3.04m) ~ Bedroom Four: 10' 1" x 7' 7" (3.08m x 2.30m) ~ Bathroom

Outside: Garage: 19' 11" x 10' 2" (6.08m x 3.09m)

Directions:

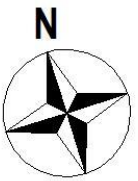
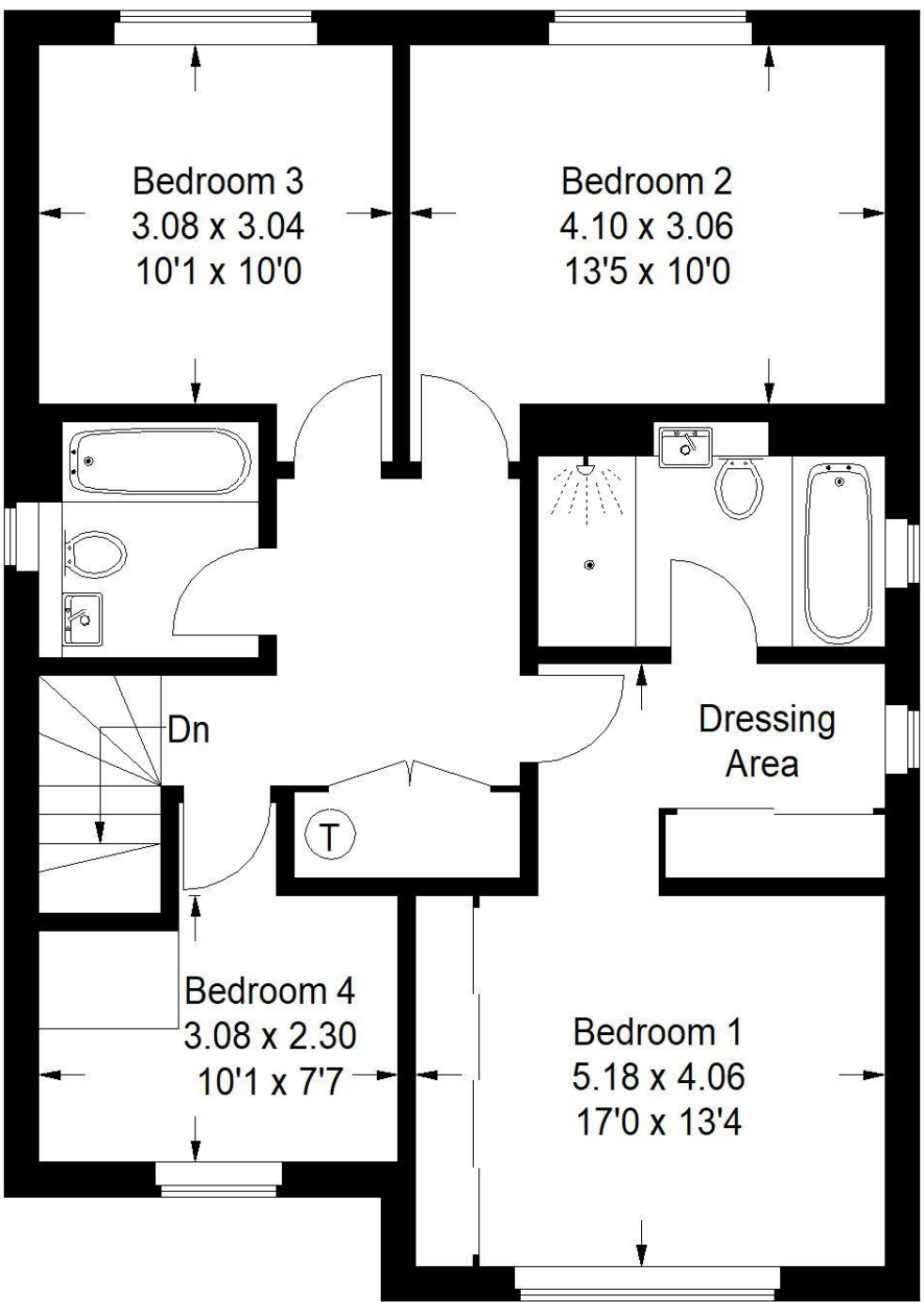
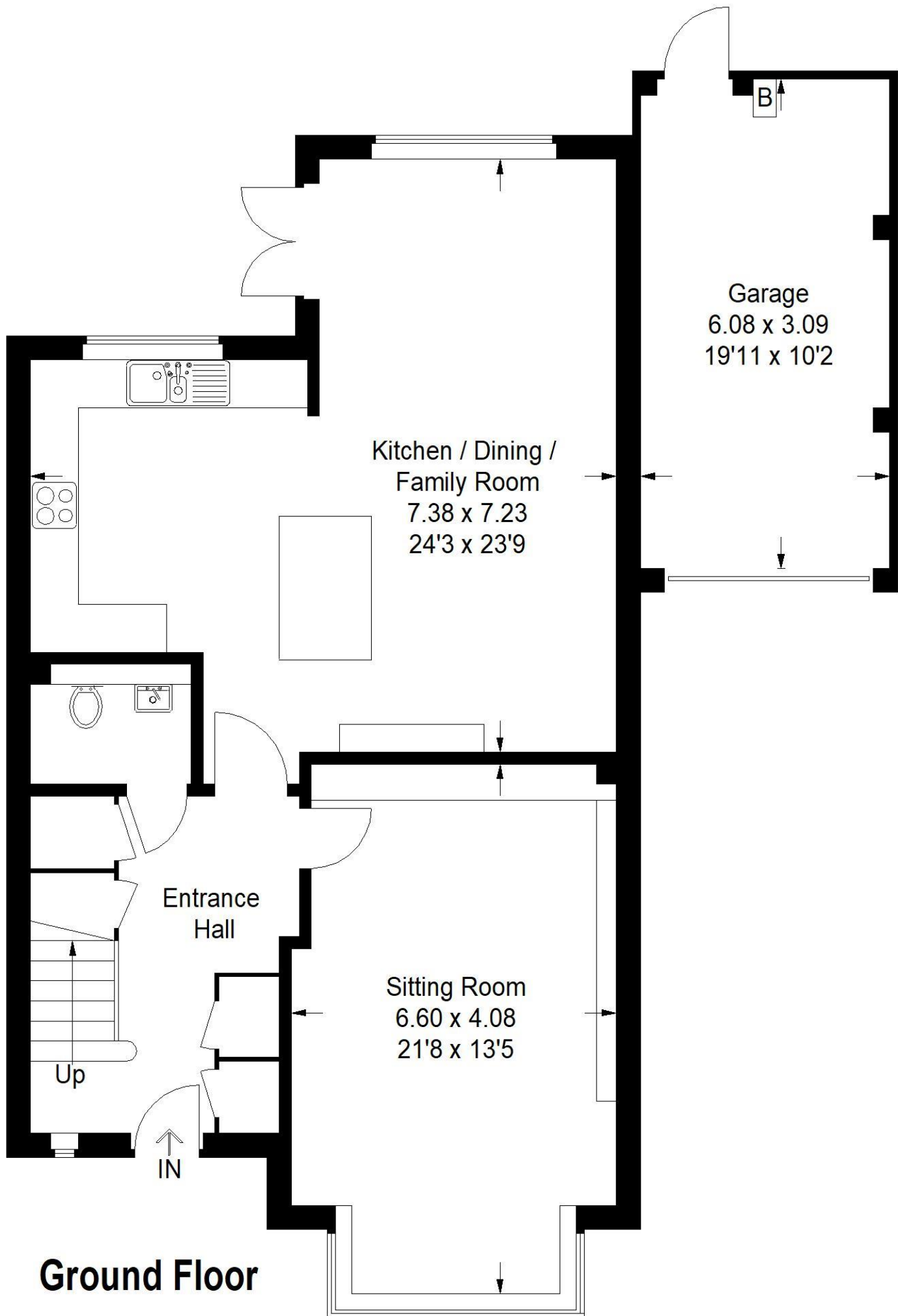
From our office turn left into the High Street turn first right into Knowle Lane and after a short distance turn right into Newlands and second left into Hydon Grove. Follow the road round and the property will be found after a short distance on the right hand side.

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

Hydon Grove, Cranleigh

Approximate Gross Internal Area
Ground Floor = 86.7 sq m / 933 sq ft
First Floor = 74.1 sq m / 798 sq ft
Garage = 18.9 sq m / 203 sq ft
Total = 179.7 sq m / 1934 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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