



The Old School
6, Mead Road, Cranleigh, GU6 7BG
Asking Price: £625,000 Freehold

*** Spacious end terrace cottage * Central village location * Four bedrooms * Three bathrooms ***
*** Modern open plan kitchen/breakfast room * Sitting room with wood burning stove ***
*** Garden with summer house * Parking for several cars * EPC Rating: D ***

A surprisingly spacious and extended end terrace cottage, situated in the heart of the village, within a short level walk of the High Street. The much improved accommodation offers an adaptable arrangement of rooms set over three floors with large, open plan kitchen/breakfast room, boot room/utility with front and rear access, study, ground floor cloakroom, spacious sitting/dining room with conservatory off. Stairs rise to the first floor, where there are three good sized bedrooms with there being a principal bedroom suite with ensuite bathroom with separate bath and walk-in shower, second bedroom with ensuite shower room, third bedroom and family bathroom. Stairs rise to the top floor where there is a further double bedroom. The property benefits from modern kitchen and bathrooms, replacement double glazed windows and gas fired heating. Outside, there is plenty of driveway parking for several cars and a rear garden with a paved patio leading onto lawns and a substantial summer house at the foot of the garden with power, light and heat. We highly recommend a visit to this property 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 42 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, Superdrug and the Handymans Store. Fountain Square is the centre of Alfresco entertainment and dining provided by the Richard Onslow pub/boutique hotel, Browns Gin & Tea bar, Pizza Express and Yangaz Café. 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. 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: Kitchen/Breakfast Room: 32' 3" x 14' 8" (9.83m x 4.47m) ~ Utility/Boot Room: 14' 2" x 7' 3" (4.32m x 2.20m)
Study: 9' 3" x 7' 7" (2.82m x 2.30m) ~ Cloakroom ~ Sitting/Dining Room: 24' 10" x 13' 6" (7.56m x 4.11m) ~ Conservatory: 9' 5" x 8' 11" (2.88m x 2.72m)

First Floor: Bedroom One: 16' 6" x 11' 0" (5.02m x 3.35m) ~ Ensuite Bathroom ~ Bedroom Two: 12' 4" x 10' 3" (3.75m x 3.13m) ~ Ensuite Bedroom Three: 12' 9" x 7' 9" (3.89m x 2.36m) ~ Shower room

Second Floor: Bedroom Four: 17' 8" x 8' 10" (5.38m x 2.69m)

Outside: Summer House: 11' 10" x 8' 7" (3.60m x 2.61m)

Directions:

From our office, turn left into the High Street continuing to the second mini roundabout turning left into the Ewhurst Road. Take the first turning right into Mead Road then immediately right again into a gravel driveway and number 6 can be found on the right hand side.

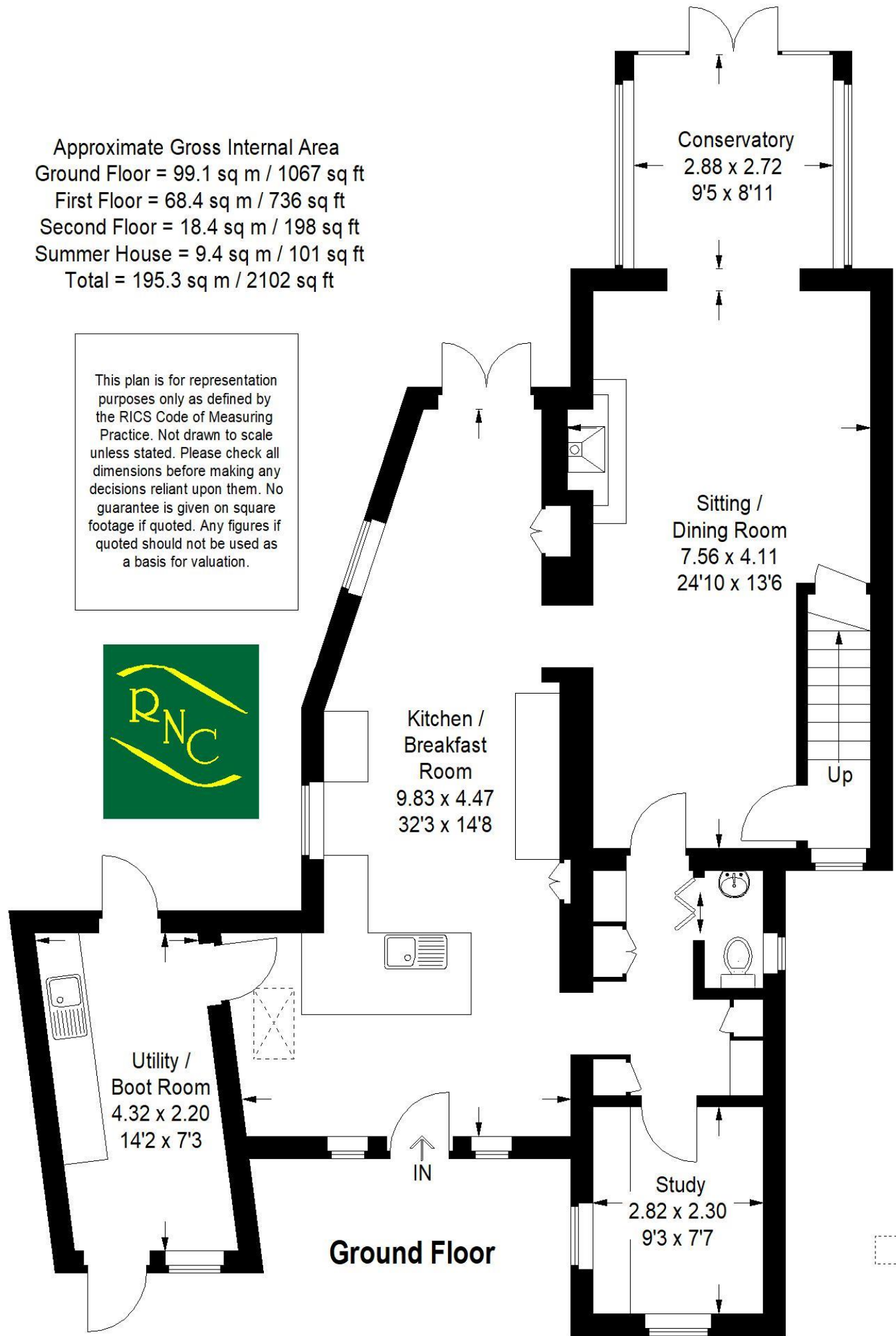
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or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

Mead Road, Cranleigh

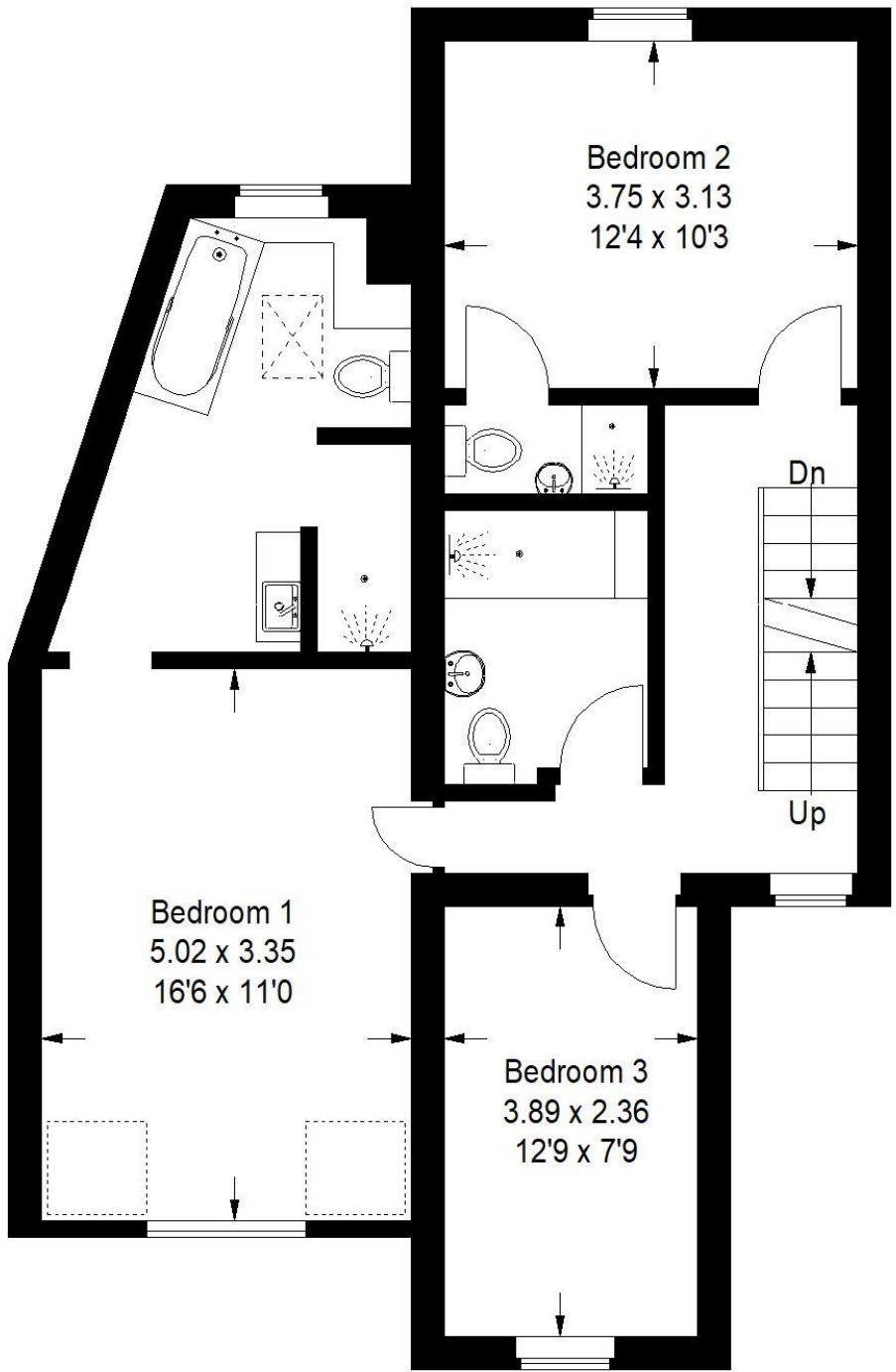
Approximate Gross Internal Area
Ground Floor = 99.1 sq m / 1067 sq ft
First Floor = 68.4 sq m / 736 sq ft
Second Floor = 18.4 sq m / 198 sq ft
Summer House = 9.4 sq m / 101 sq ft
Total = 195.3 sq m / 2102 sq ft

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.

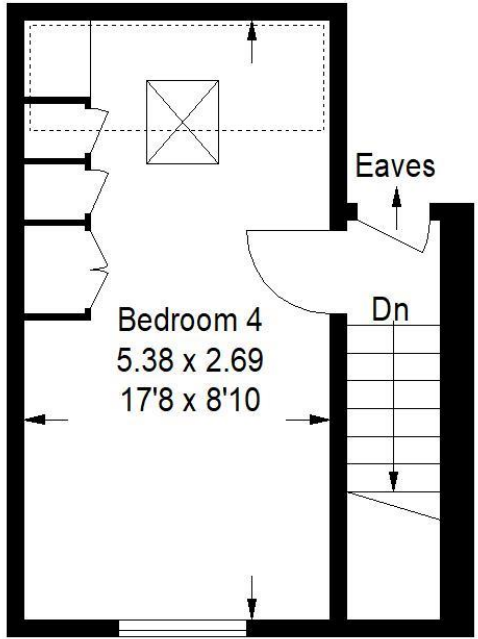
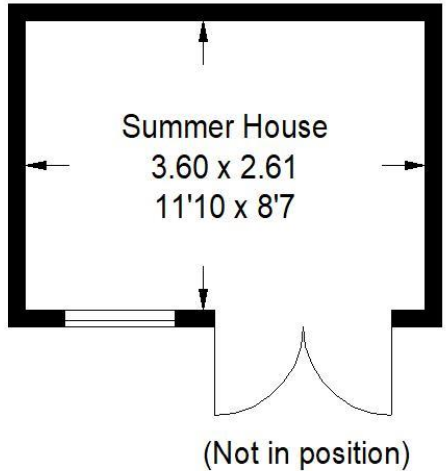


Ground Floor

= Reduced headroom below 1.5 m / 5'0



First Floor



Second Floor



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