



Russet Cottage
3 Oak Grove, Cranleigh, GU6 7JR
Asking Price: £1,225,000

*** Beautifully presented family home * Five bedrooms * Three bathrooms * Five reception rooms ***
*** Annex area with ensuite * Large garden backing onto open farmland * Home office ***
*** Double garage * EPC Rating: C ***

A beautifully presented five bedroom detached, dormer style family home situated on a large garden plot, in a small close of five homes. There is a welcoming reception hall with cloakroom off, a sitting room with gas fireplace and aspects over the garden with French doors to outside, study, family room with bay window, impressive, refitted kitchen/dining room with lantern roof and bifolding doors to the garden and utility room. Completing the ground floor, there is a further reception room/ground floor bedroom with ensuite shower room providing a most adaptable annex space, should it be required. Stairs rise to the first floor where there are five bedrooms including a principal bedroom with ensuite shower room, four further bedrooms and a newly re-fitted family bathroom. Outside, the property is approached via a gravelled driveway providing plenty of parking leading to a detached double garage, side access to the rear garden, which is a lovely feature of the property with extensive paved patio, stepping up to lawns with well stocked flower and shrub borders around. At the end of the formal gardens, there is a detached summer house/home office with power and light and then the garden extends further into a lightly wooded copse where there is a useful hardstanding area for ball games. The rear boundary backs onto open farmland. **Special Note: We are obliged to inform you that this property is owned by an employee of the company.**

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, Superdrug 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 ~ Family Room: 13' 6" x 12' 10" (4.11m x 3.91m) ~ Kitchen/Dining Room: 28' 8" x 18' 4" (8.75m x 5.60m)
Utility Room ~ Sitting Room: 18' 10" x 13' 0" (5.75m x 3.95m) ~ Study: 9' 8" x 8' 10" (2.95m x 2.70m)
Games Room/Bedroom Six: 16' 2" x 9' 5" (4.94m x 2.86m) ~ En-suite

First Floor: Bedroom One With Ensuite: 18' 10" x 13' 0" (5.75m x 3.95m) ~ Bedroom Two: 15' 7" x 11' 8" (4.76m x 3.56m)
Bedroom Three: 12' 0" x 11' 7" (3.65m x 3.52m) ~ Bedroom Four: 13' 4" x 9' 6" (4.07m x 2.90m) ~ Bedroom Five: 13' 9" x 8' 10" (4.20m x 2.70m) ~ Bathroom

Outside: Garage: 18' 6" x 18' 4" (5.65m x 5.60m) ~ Summer House/Home Office: 12' 10" x 7' 9" (3.91m x 2.36m)

Directions:

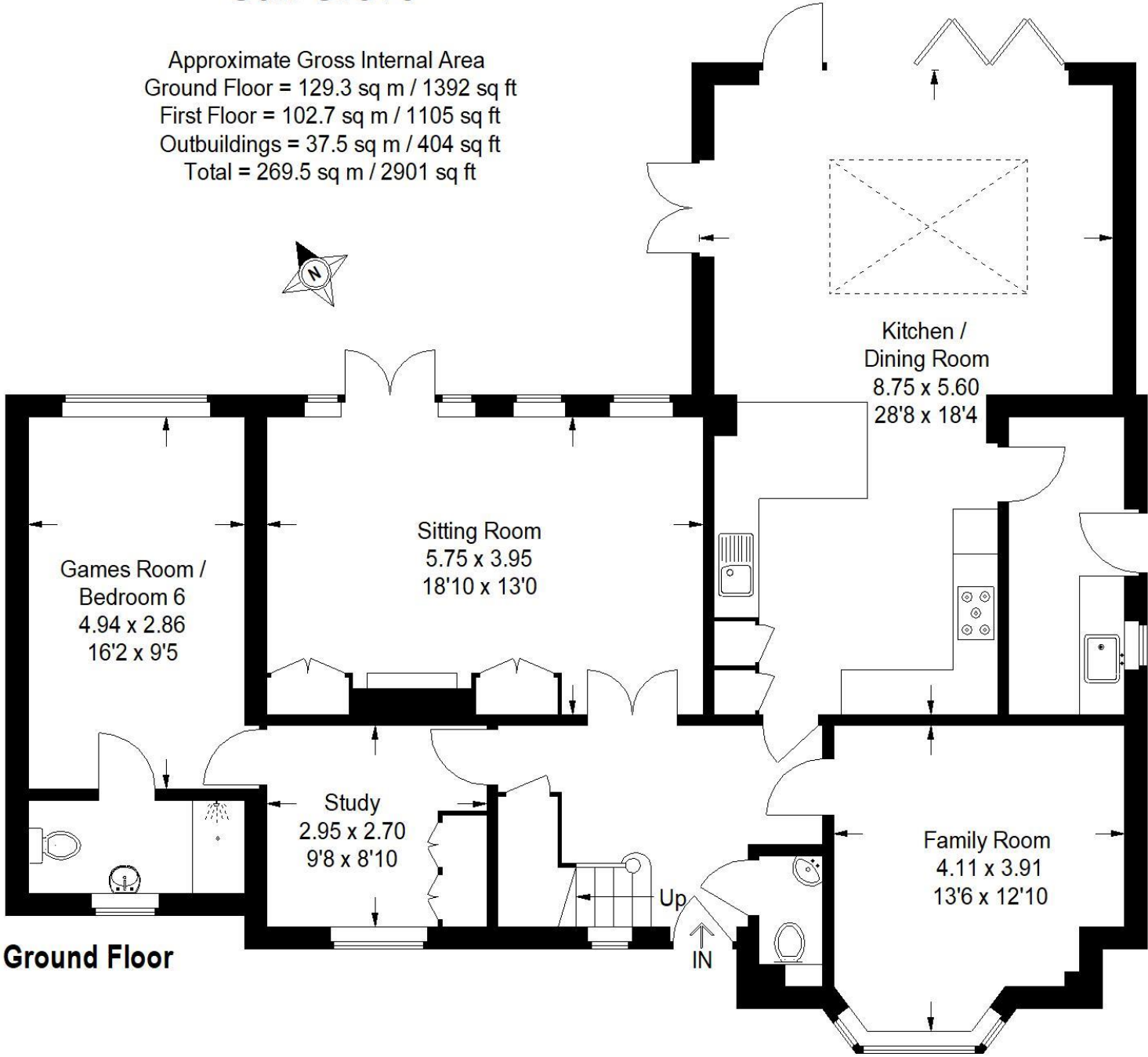
From our office turn left into the High Street and proceed to the second mini roundabout. Bear right into the Horsham Road and take the last turning on the left before leaving the village into Grove Road, follow the road round and Oak Grove will be found on the right hand side. Turn right into Oak Grove and Russet Cottage is the second house 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.

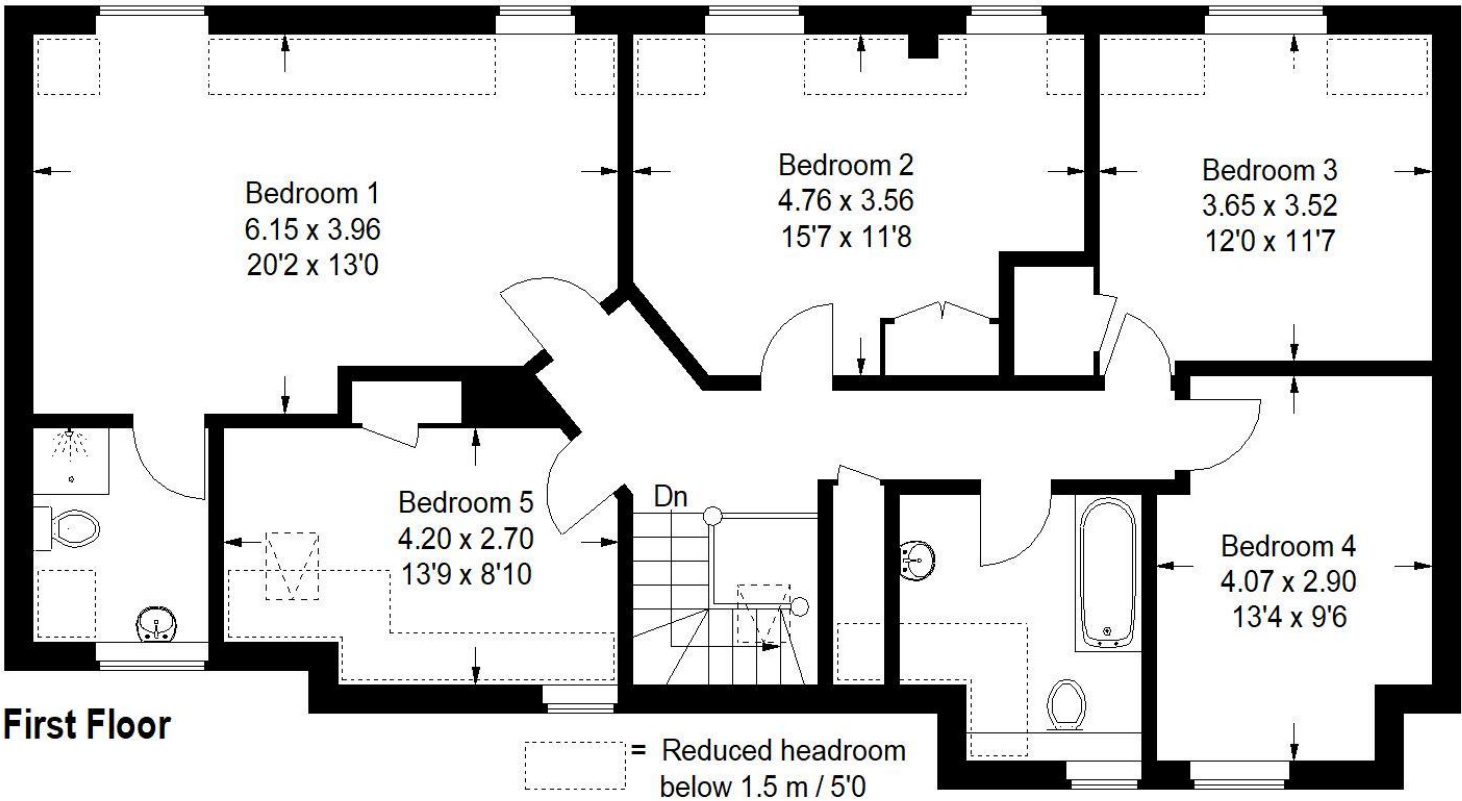
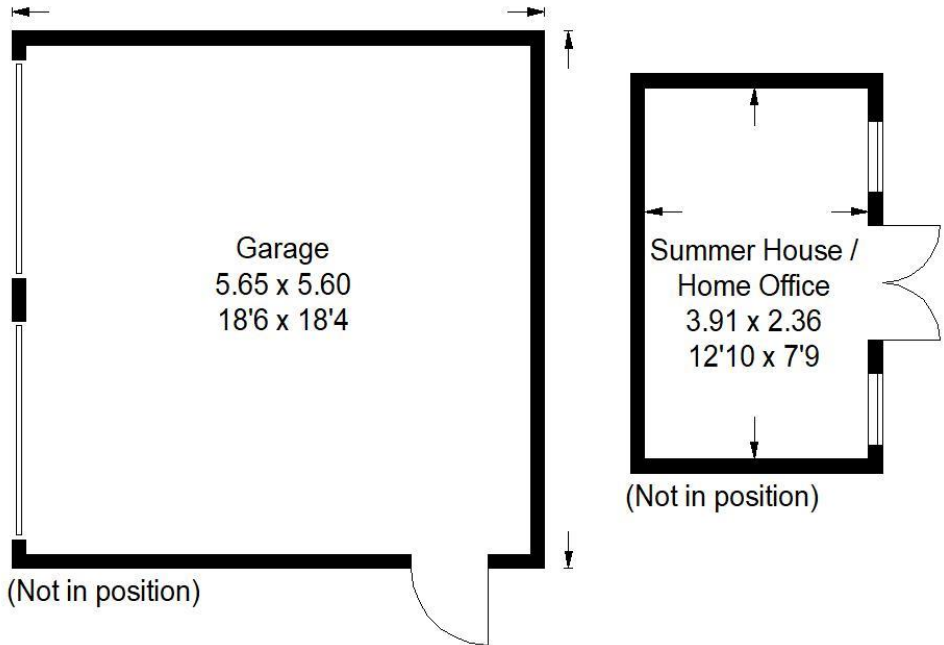
Local Authority: Waverley Borough Council. **Tax Band:** H

Oak Grove

Approximate Gross Internal Area
Ground Floor = 129.3 sq m / 1392 sq ft
First Floor = 102.7 sq m / 1105 sq ft
Outbuildings = 37.5 sq m / 404 sq ft
Total = 269.5 sq m / 2901 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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