



22, Longhurst Avenue, Cranleigh

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ESTATE AGENT
Est. 1991

*** Beautifully presented detached home * Wide corner plot position * Bright and airy open plan reception spaces * Four bedrooms ***
*** Three bathrooms * Landscaped gardens * Double garage and driveway parking ***

Longhurst Avenue, Cranleigh, GU6 8FG
Asking Price: £965,000- Freehold

This beautifully presented four-bedroom detached home, built by Crest Nicholson in 2018, has been thoughtfully extended and meticulously maintained, offering a superb arrangement of spacious and versatile accommodation. Upon entry, a welcoming reception hall leads to a cloakroom, a comfortable sitting room with an attractive gas-fired log burner set on a hearth, and a quiet study space. The heart of the home is the well-appointed open-plan kitchen/dining room featuring a central island unit, which flows seamlessly into the newly extended family room—a bright and inviting space overlooking the garden, enhanced by a lantern roof and double doors to the patio. Upstairs, the first floor hosts four generous bedrooms, including a principal bedroom with en-suite bathroom, a guest room with its own en-suite shower room, and a contemporary family bathroom. Stylish window shutters are fitted throughout, with motorised blinds in the kitchen and family areas. Outside, the landscaped gardens offer neatly kept lawns, vibrant flower and shrub borders, and expansive patios perfect for alfresco dining with tranquil water feature. Enclosed mainly by brick walling for privacy, and positioned at the end of the row with no immediate neighbour to one side and open green space adjacent, the setting is both peaceful and private. A viewing is strongly recommended to fully appreciate the quality and elegance of this exceptional home.

Situation:

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 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 ~

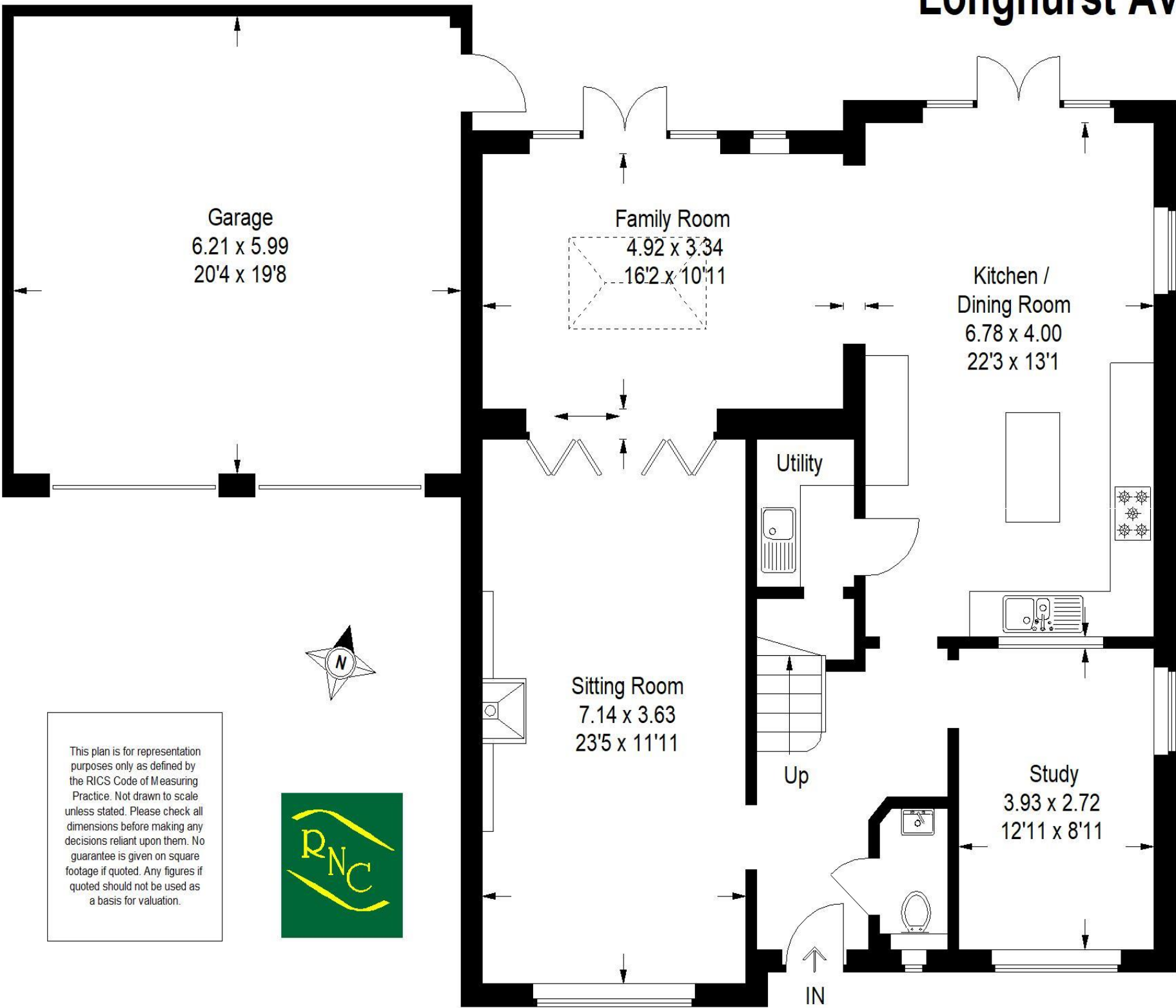
Maintenance charge: £450.00 per annum ~ Entrance Hall ~ Sitting Room 23' 5" x 11' 11" (7.14m x 3.63m) ~ Kitchen/Dining Room 22' 3" x 13' 1" (6.78m x 4.00m) ~ Family Room 16' 2" x 10' 11" (4.92m x 3.34m) ~ Study 12' 11" x 8' 11" (3.93m x 2.72m) ~ Bedroom 1 15' 8" x 13' 1" (4.77m x 4.00m) ~ Ensuite Shower ~ Bedroom 2 12' 7" x 11' 8" (3.83m x 3.55m) ~ Ensuite Shower Room ~ Bedroom 3 12' 0" x 10' 7" (3.67m x 3.23m) ~ Bedroom 4 10' 6" x 8' 9" (3.21m x 2.67m) ~ Bathroom ~ Double Garage ~ Services: Mains gas and drains. ~

Directions: From our office turn left into the High Street and continue to the second mini roundabout by the Shell petrol station and carry straight on into the Horsham Road. After approx 0.5 of a mile turn right into Longhurst Avenue and the property 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.

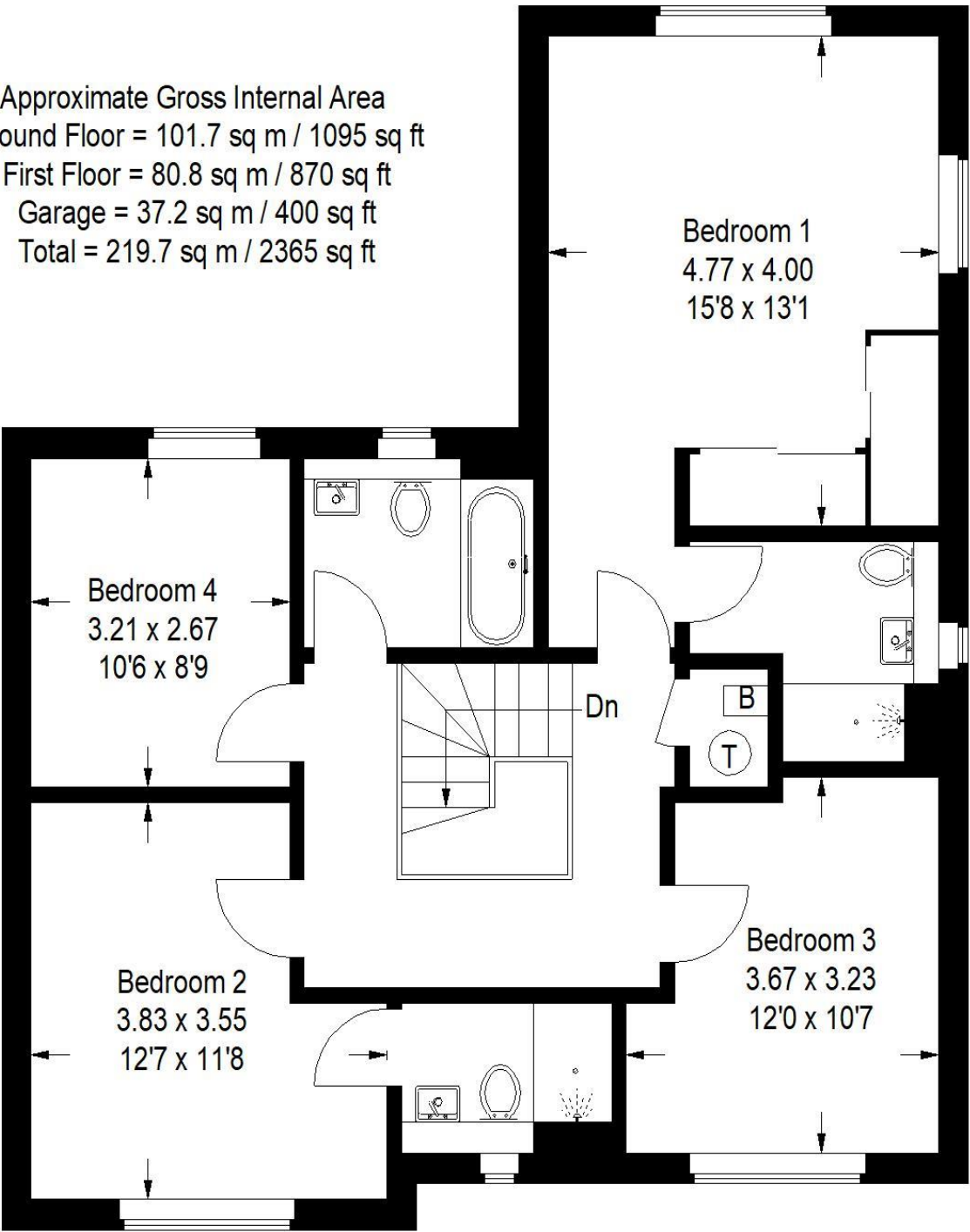
Local Authority: Waverley Borough Council. Tax Band: G. EPC Rating: B.

Longhurst Avenue, Cranleigh



Ground Floor

Approximate Gross Internal Area
Ground Floor = 101.7 sq m / 1095 sq ft
First Floor = 80.8 sq m / 870 sq ft
Garage = 37.2 sq m / 400 sq ft
Total = 219.7 sq m / 2365 sq ft



First Floor







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