



25, Hewitts Road,
Cranleigh, GU6 8US
Asking Price: £400,000 Freehold

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ESTATE AGENT
Est. 1991

*** Well presented mid terrace house * Two double bedrooms * Two bathrooms *
* Fitted kitchen/breakfast room * Utility room and Cloakroom *
* Garden * Two parking space to the rear * EPC Rating: B ***

Positioned within a sought-after Miller Homes development, this immaculately presented two-bedroom mid terraced home offers stylish, low-maintenance living just a short, level walk from the heart of the village. With direct access to the scenic Downs Link footpath, it's perfectly placed for those who value both convenience and countryside. Completed in 2022, the property is arranged over two thoughtfully designed floors, blending modern finishes with practical touches throughout. The ground floor welcomes you with a bright and inviting sitting room, complete with a deep understairs cupboard for everyday storage. Beyond lies a sleek kitchen/breakfast room with integrated appliances and French doors opening to the garden — ideal for relaxed entertaining or alfresco dining. A separate utility room and ground floor cloakroom add further functionality. Upstairs, a spacious landing leads to a generous linen cupboard and additional built-in storage. The principal bedroom features a contemporary ensuite shower room, while the second double bedroom enjoys elevated views towards the Common and is served by a stylish family bathroom. Outside, the home benefits from two parking spaces to the rear and rear access to a beautifully landscaped rear garden, where neatly kept lawns and flower and shrub borders create a tranquil, private retreat. Early viewing is highly recommended to appreciate the quality, comfort, and lifestyle this exceptional home provides.

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 ~ Sitting Room: 14' 0" x 11' 5" (4.26m x 3.47m) ~ Kitchen/Breakfast Room: 13' 1" x 11' 1" (4.00m x 3.39m) ~ Utility Cloakroom

First Floor: Bedroom One: 11' 5" x 10' 4" (3.47m x 3.16m) ~ Ensuite ~ Bedroom Two: 14' 8" x 10' 9" (4.46m x 3.27m) ~ Family Bathroom ~

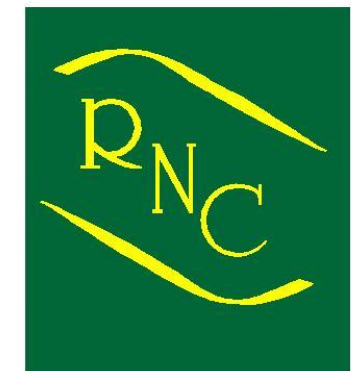
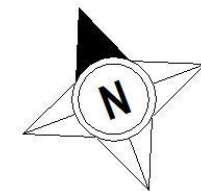
Directions: From our office turn right into the High Street continuing to the third mini-roundabout turning left into the Elmbridge Road. Continue over the Elm bridge taking the first turning on the left into Newbridge Road, which leads into Hewitts Road and follow the road around to the left and the property can be found 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.

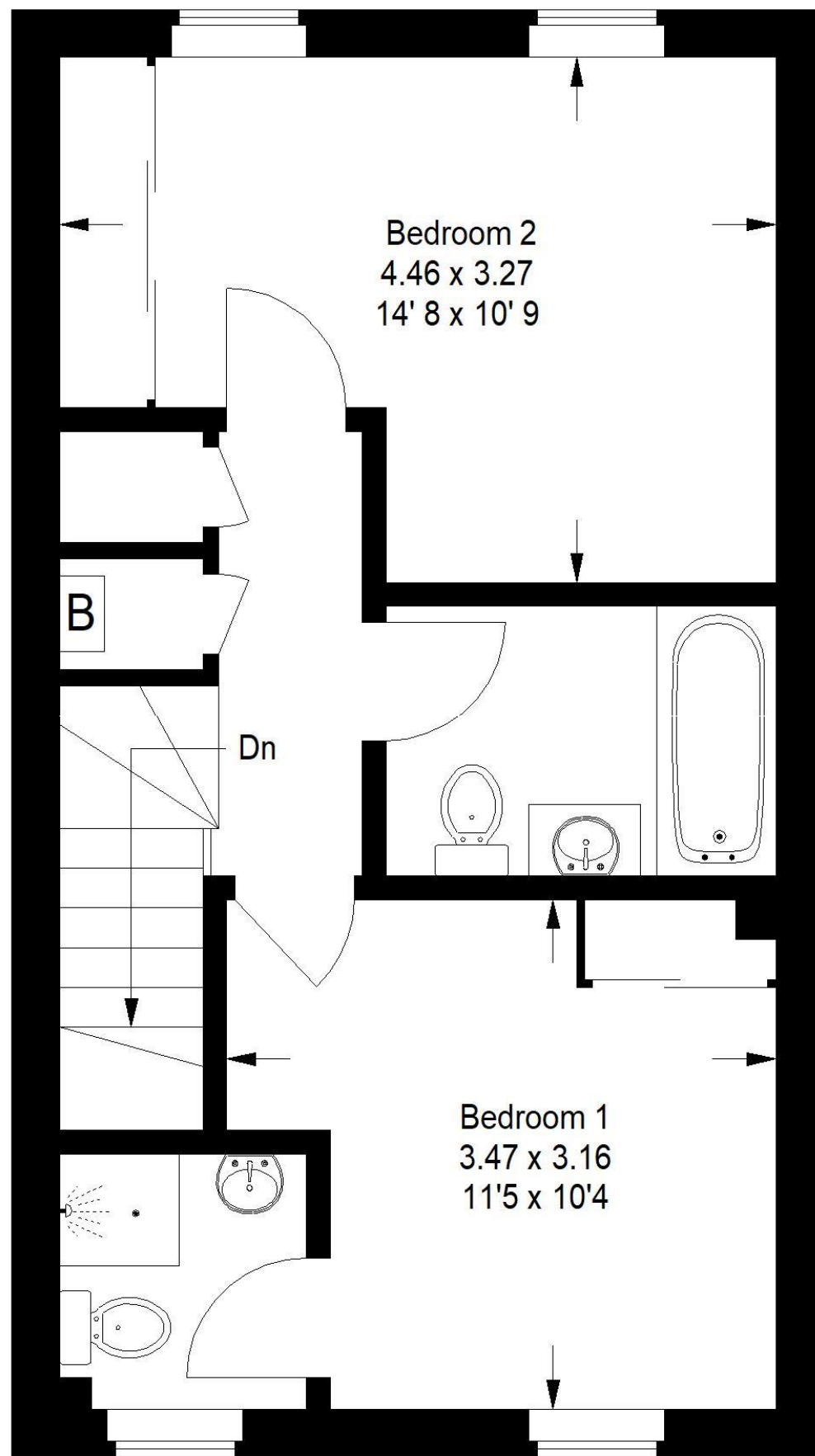
Local Authority: Waverley Borough Council. **Tax Band:** D

Hewitts Road, Cranleigh

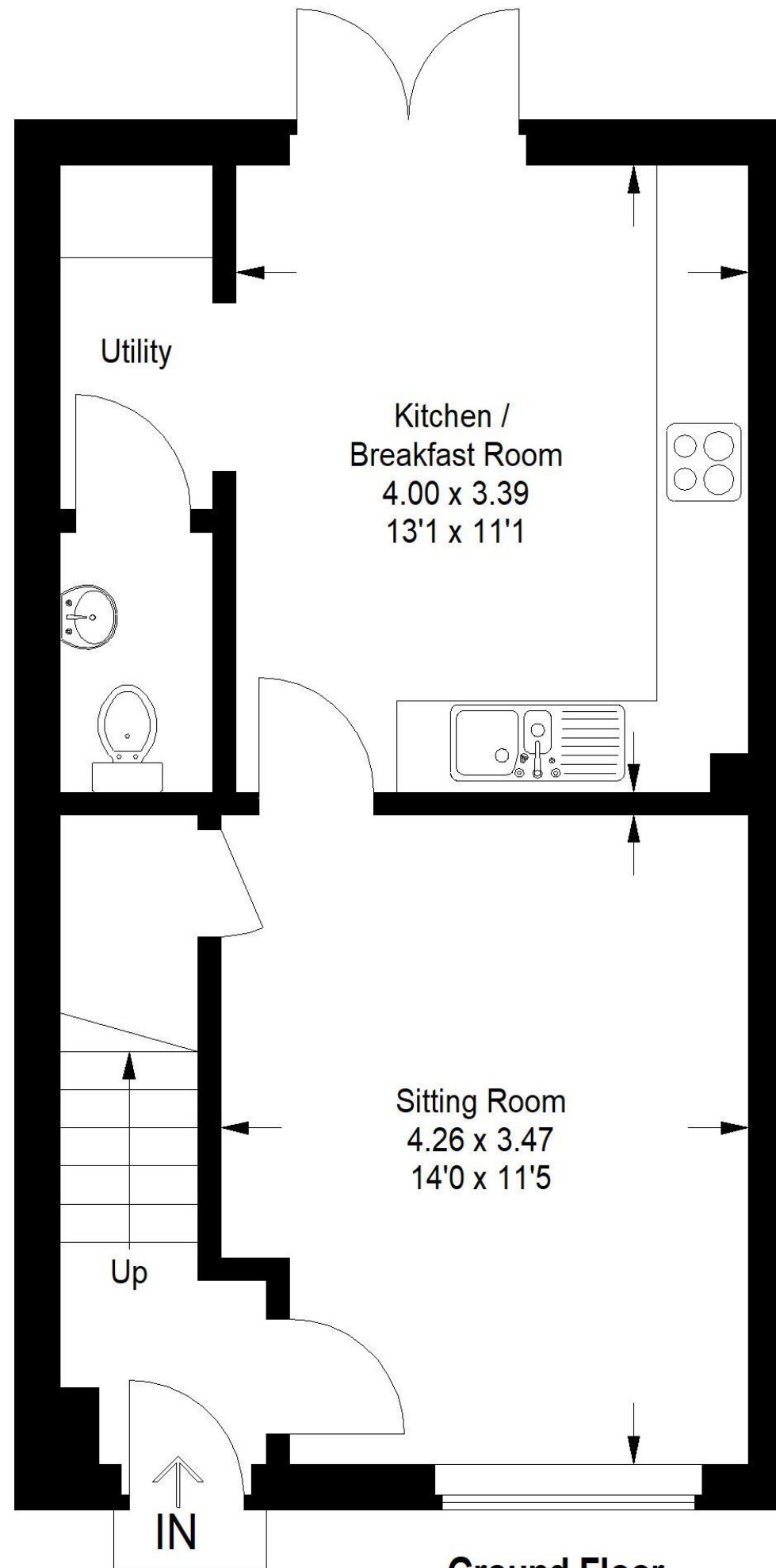
**APPROX. GROSS
INTERNAL FLOOR AREA**
Ground Floor = 411 SQFT / 38.2 SQM
First Floor = 411 SQFT / 38.2 SQM
Total = 822 SQFT / 76.4 SQM



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.



First Floor



Ground Floor



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