



31, Northdowns, Cranleigh, GU6 8BX
Asking Price: £795,000 Freehold

*** Extended detached family home * Four bedrooms * Two bathrooms * Good size west facing rear garden ***

*** Close to village centre and village playing fields * No onward chain * EPC Rating: TBC ***

Situated in an enviable position within this popular residential area close to the village, the property offers an adaptable arrangement of accommodation arranged over two floors. The property sits on a good sized garden plot enjoying a bright and sunny westerly aspect and backs onto lightly wooded copse and the Downs Link bridleway. Furthermore, the property is located within metres of the Snoxhall playing fields providing direct access into the village centre and a great place for children to play. The accommodation over the years has been extended and provides a good sized sitting room with vaulted ceiling, open plan dining room, fitted kitchen/breakfast room, utility area, a family room/Bedroom 4, conservatory opening onto the garden and a cloakroom completing the ground floor. The garage has been extended and subdivided creating a garage storage area, workshop and study. On the first floor, there are three bedrooms with the principal bedroom having an impressive refitted wet room style ensuite and bedrooms one and two benefit from fitted wardrobe cupboards. Finally, a family bathroom with bath and shower completes the first floor. Outside, there is plenty of driveway parking with side access to the rear garden, which is a lovely feature of the property, having a paved patio leading onto lawns with established flower and shrub borders around, timber garden shed and established boundaries. We highly recommend an early visit to fully appreciate the property's flexible accommodation and superb position. Offered for sale with no onward chain.

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 ~

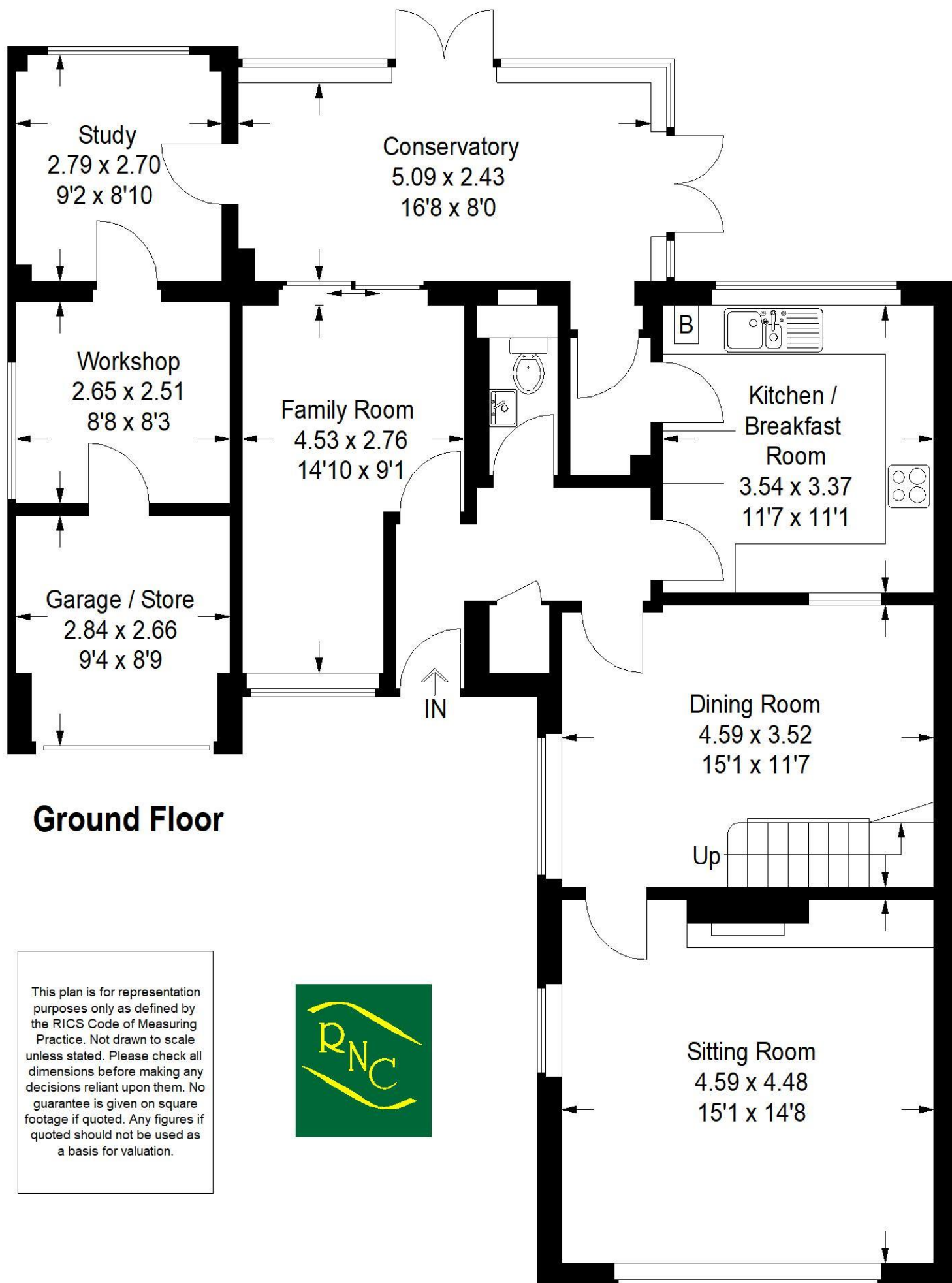
Ground Floor: ~ Entrance Hall: ~ Cloakroom: ~ Family Room/Bedroom 4: 14' 10" x 9' 1" (4.53m x 2.76m) ~ Kitchen/Breakfast Room: 11' 7" x 11' 1" (3.54m x 3.37m) ~ Conservatory: 16' 8" x 8' 0" (5.09m x 2.43m) ~ Study: 9' 2" x 8' 10" (2.79m x 2.70m) ~ Dining Room: 15' 1" x 11' 7" (4.59m x 3.52m) ~ Sitting Room: 15' 1" x 14' 8" (4.59m x 4.48m) ~
First Floor: ~ Bedroom One: 14' 10" x 10' 8" (4.53m x 3.25m) ~ Ensuite: ~ Bedroom Two: 13' 11" x 11' 2" (4.24m x 3.40m) ~ Bedroom Three: 11' 6" x 7' 3" (3.50m x 2.20m) ~ Bathroom: ~ Outside: ~ Garage/Store: 9' 4" x 8' 9" (2.84m x 2.66m) ~ Workshop: 8' 8" x 8' 3" (2.65m x 2.51m) ~

Directions:

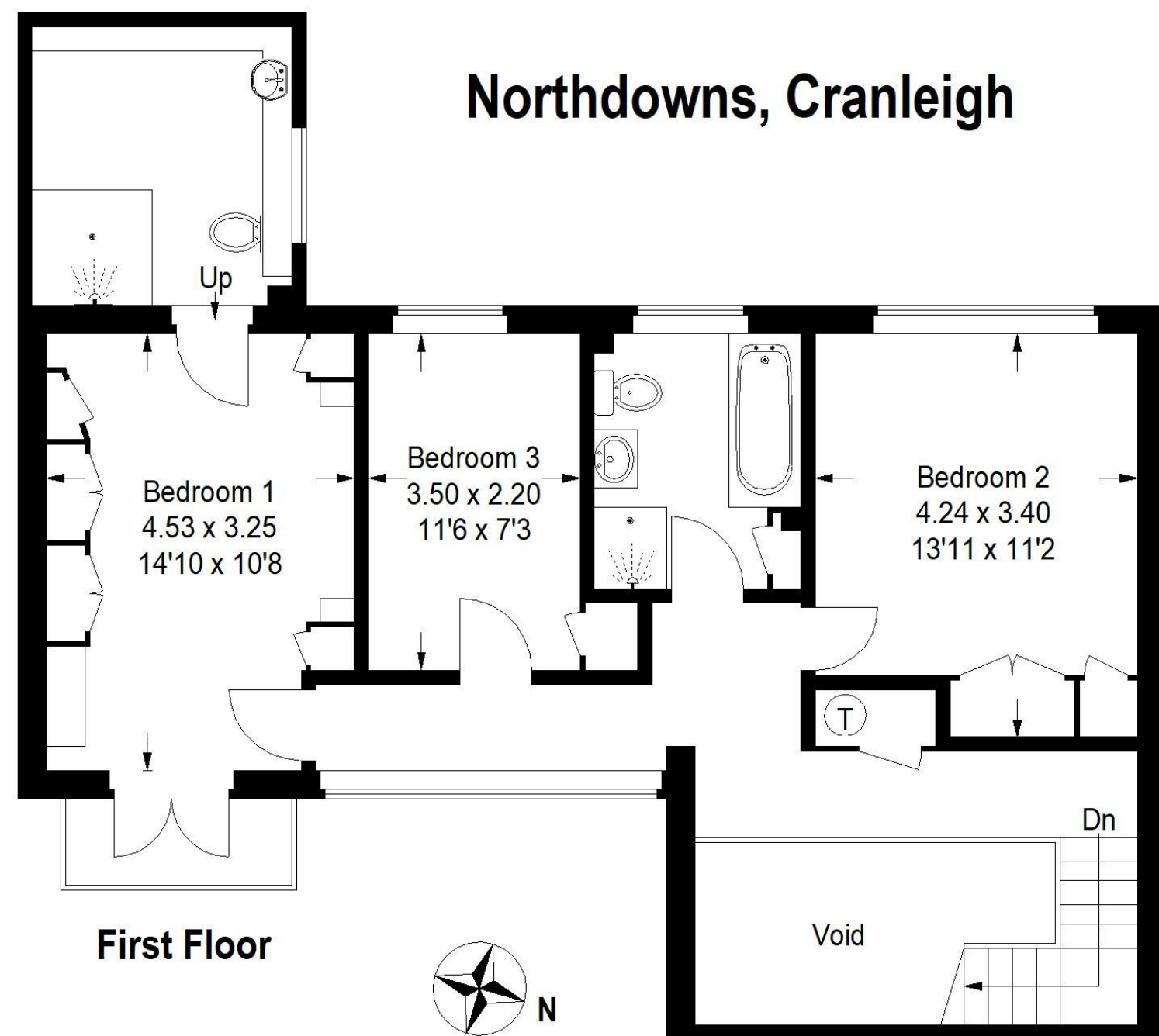
From our office turn left into the High Street continuing to the second mini roundabout, carrying straight on into the Horsham Road. Take the second turning right into Hitherwood and then the second left into Wellwynds Road and first right into Heronshaw. Continue to the end of the road, where the road bares left into Northdowns and number 31 can be found straight ahead.

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:** F



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.



Approximate Gross Internal Area
 Ground Floor (Including Garage) = 110.4 sq m / 1188 sq ft
 First Floor (Excluding Void) = 66.2 sq m / 712 sq ft
 Total = 176.6 sq m / 1900 sq ft



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