



2 Woodstock Close, Cranleigh, GU6 7LD
Asking Price: £775,000 Freehold

ROGER COUPE
your local property experts

ESTATE AGENT
Est. 1991

*** No Onward Chain * 4 Bedrooms with fitted storage * 2 Bathrooms * 3 Reception Rooms * Kitchen/breakfast room ***
*** West facing garden * Potential to extend - STPP * Large garage with utility area * EPC Rating: E ***

A spacious 4 bedroomed detached family home situated in a sought after residential road within level walking distance of Cranleigh High Street. The property has great potential for further improvement/possible extensions subject to the usual planning consents. The bright and spacious accommodation is arranged over two floors consisting of entrance hallway with access to downstairs cloakroom. There is a study with bay window to the front and a generous sized sitting room to the rear with patio doors onto the garden. Continuing through to the dining room which has a fitted unit and a door to the spacious kitchen/breakfast room. Moving upstairs there are four bedrooms, three of which are double bedrooms. All feature fitted storage whilst bedrooms 1 and 2 have access to a Jack and Jill shower room. The family bathroom and an airing cupboard completes the accommodation. There is a large front garden and driveway having space for several cars leading to the garage which inside has a utility area with plumbing for washing machine and sink unit. The rear garden has well established hedge borders and is mainly laid to lawn. There is a sunny patio and an area of garden to the side with apple trees leading back round to the front. We would highly recommend an early visit to fully appreciate.

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, 140 Fashion store, 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: Entrance Hall ~ Cloakroom ~ Kitchen/Breakfast Room: 19' 8" x 12' 2" (6.00m x 3.70m)
Dining Room: 11' 2" x 10' 6" (3.40m x 3.21m) ~ Sitting Room: 17' 3" x 14' 11" (5.27m x 4.55m) ~ Study: 9' 9" x 8' 7" (2.96m x 2.61m)

First Floor: Bedroom One: 13' 10" x 9' 9" (4.22m x 2.97m) ~ Jack & Jill En-suite ~ Bedroom Two: 12' 2" x 11' 5" (3.71m x 3.48m)
Bedroom Three: 11' 5" x 11' 3" (3.48m x 3.42m) ~ Bedroom Four: 9' 9" x 9' 7" (2.98m x 2.91m) ~ Bathroom
Outside: Large Garage: 17' 4" x 16' 10" (5.29m x 5.12m) ~ Driveway Parking ~ Wrap around garden

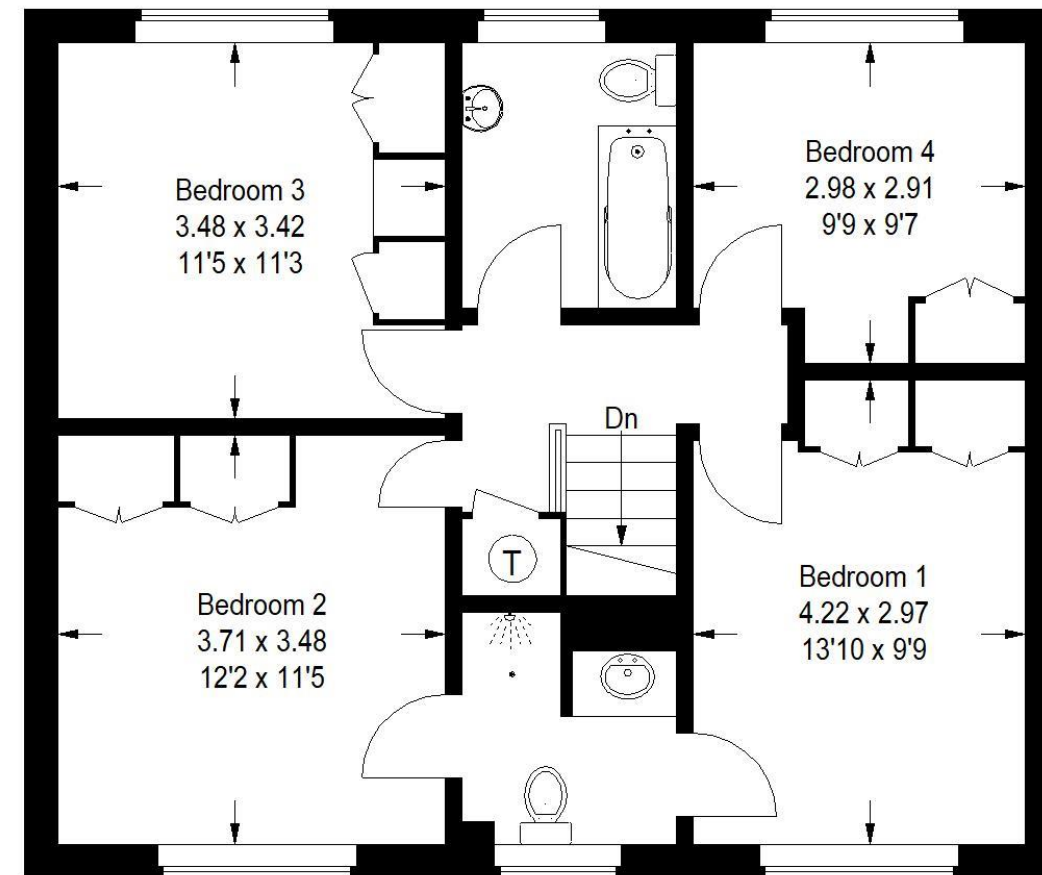
Directions: From our offices turn left onto the High Street and continue to the second mini-roundabout and continue straight over into the Horsham Road. Take the fifth turning left into Avenue Road and then first right into Woodstock Close. Number 2 is the first property on the right hand side.

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.

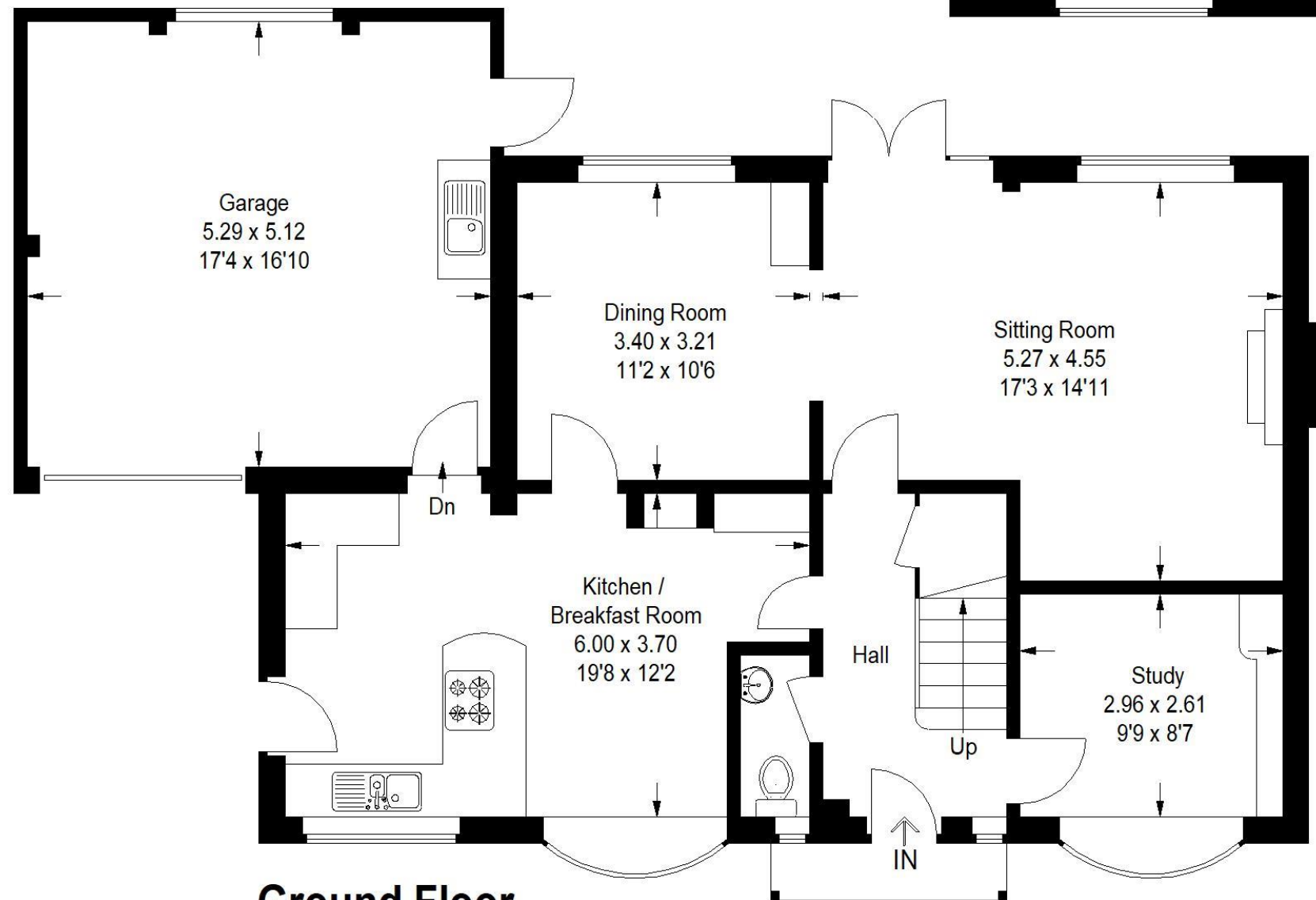
Local Authority: Waverley Borough Council. **Tax Band:** G

Woodstock Close, Cranleigh

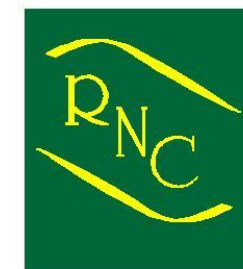
Approximate Gross Internal Area
Ground Floor (Including Garage) = 102.9 sq m / 1108 sq ft
First Floor = 63.4 sq m / 682 sq ft
Total = 166.3 sq m / 1790 sq ft



First Floor



Ground Floor



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.



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