



Petersgate
Avenue Road, Cranleigh, GU6 7LL
Guide Price £1.3 Million

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ESTATE AGENT
Est. 1991

*** Attractive and well presented home * Sought after location * Generous plot * Large home office ***
*** Open plan kitchen/dining/sitting room * Two further reception rooms * 4 Bedrooms & 2 bath/shower rooms ***
*** Garage * EPC: TBC**

Avenue Road, Cranleigh

A beautifully remodelled and updated character home on a generous plot situated in one of Cranleigh's most desirable residential roads, standout features of the property include the modern open plan kitchen/dining/sitting room, four bedrooms, refitted bathrooms and a superb standalone home office in the garden with air conditioning. Arriving at the property there is plenty of parking to the front of this attractive turn of the century home and a detached garage to the side. Entering the property, the central entrance hall with cloakroom off, features a contemporary oak and glazed staircase. Moving through there is a wonderful open plan kitchen/dining/sitting room with stylish kitchen incorporating a breakfast bar and bi-folding doors opening to the patio and garden. There are two further reception rooms including a triple aspect family room and a double aspect drawing room with square bay window. The large utility/boot room completes the ground floor. Continuing to the first floor there are four bedrooms, three are double in size and one features built in wardrobes, sharing the use of a modern bath and shower room and a further re-fitted shower room. To the rear of the property is a generous garden, with mature borders giving privacy from neighbouring homes, a raised patio entertaining area adjoins the house with doors opening from the open plan kitchen and the family room. A substantial outbuilding adds versatility to the property by creating a wonderful space to work from home, the outbuilding has two rooms and benefits from air conditioning (heating and cooling) making this useable space all year round. We highly recommend arranging a visit to fully appreciate this exceptional family 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 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 Handyman's 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, mountain and road cycling 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 ~ Drawing Room: 16' 10" x 13' 1" (5.13m x 3.98m) ~ Kitchen/Dining/Sitting Room: 27' 10" x 25' 8" (8.49m x 7.82m)
Utility: 11' 0" x 10' 0" (3.35m x 3.04m) ~ Family Room: 14' 11" x 11' 1" (4.54m x 3.39m)

First Floor: Bedroom One: 13' 9" x 13' 0" (4.20m x 3.95m) ~ Bedroom Two: 14' 11" x 11' 1" (4.54m x 3.39m) ~ Bedroom Three: 11' 4" x 11' 3" (3.45m x 3.44m)
Shower Room: 10' 2" x 9' 3" (3.11m x 2.83m) ~ Bedroom Four: 10' 2" x 9' 3" (3.11m x 2.83m) ~ Family Bathroom

Outside: Studio/Home Office: 18' 1" x 11' 7" (5.51m x 3.52m) ~ Home Office: 11' 7" x 6' 5" (3.52m x 1.96m) ~ Garage: 15' 11" x 10' 8" (4.86m x 3.26m)

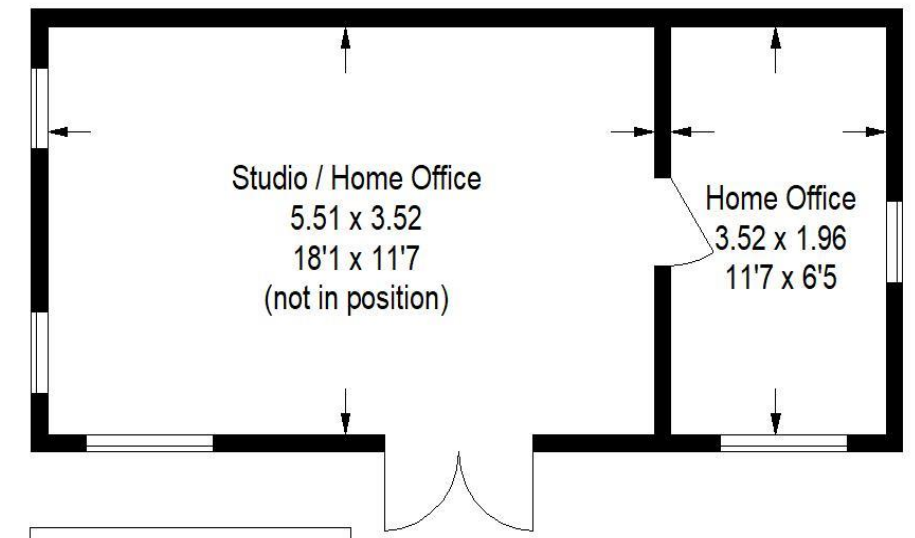
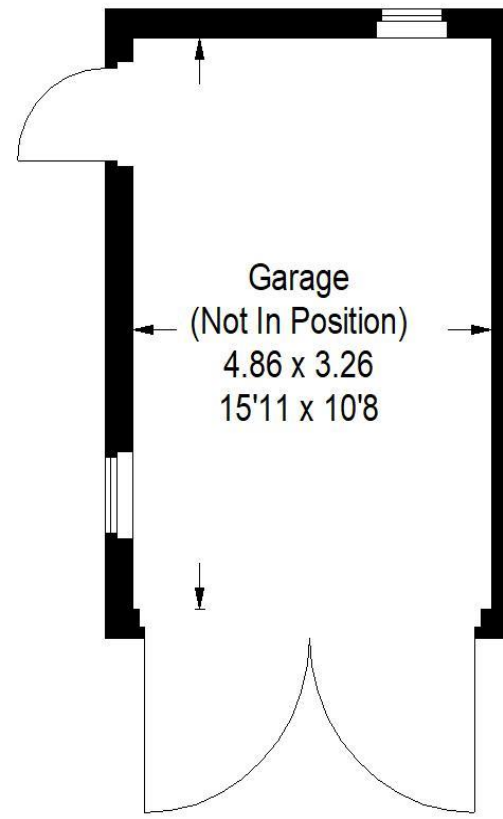
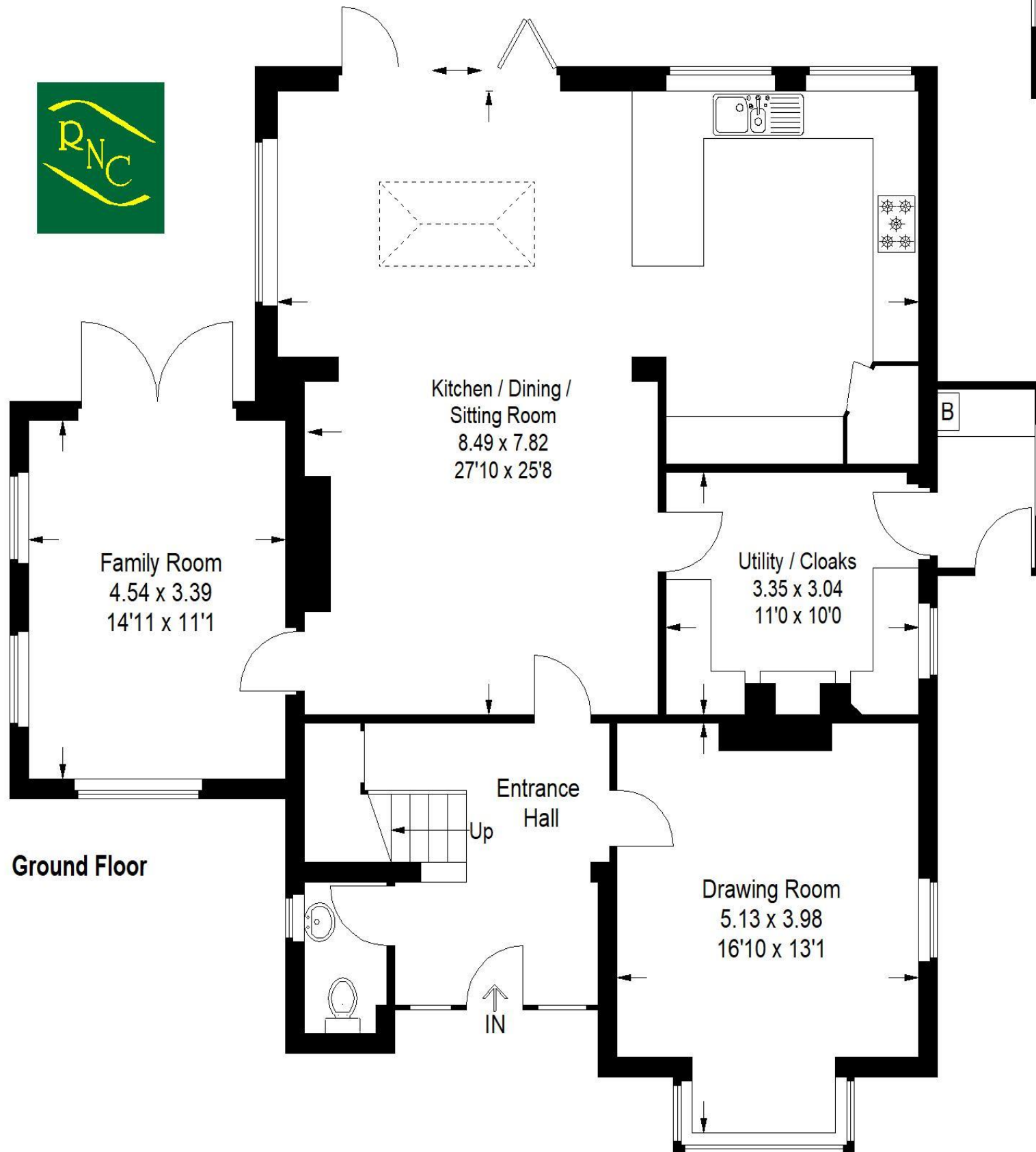
Directions: From our office turn left into the High Street. Proceed straight over the two mini roundabouts onto the Horsham Road. After approx. 1/2 a mile turn left into Avenue Road. The property will be found on the left just after Grove Road.

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.

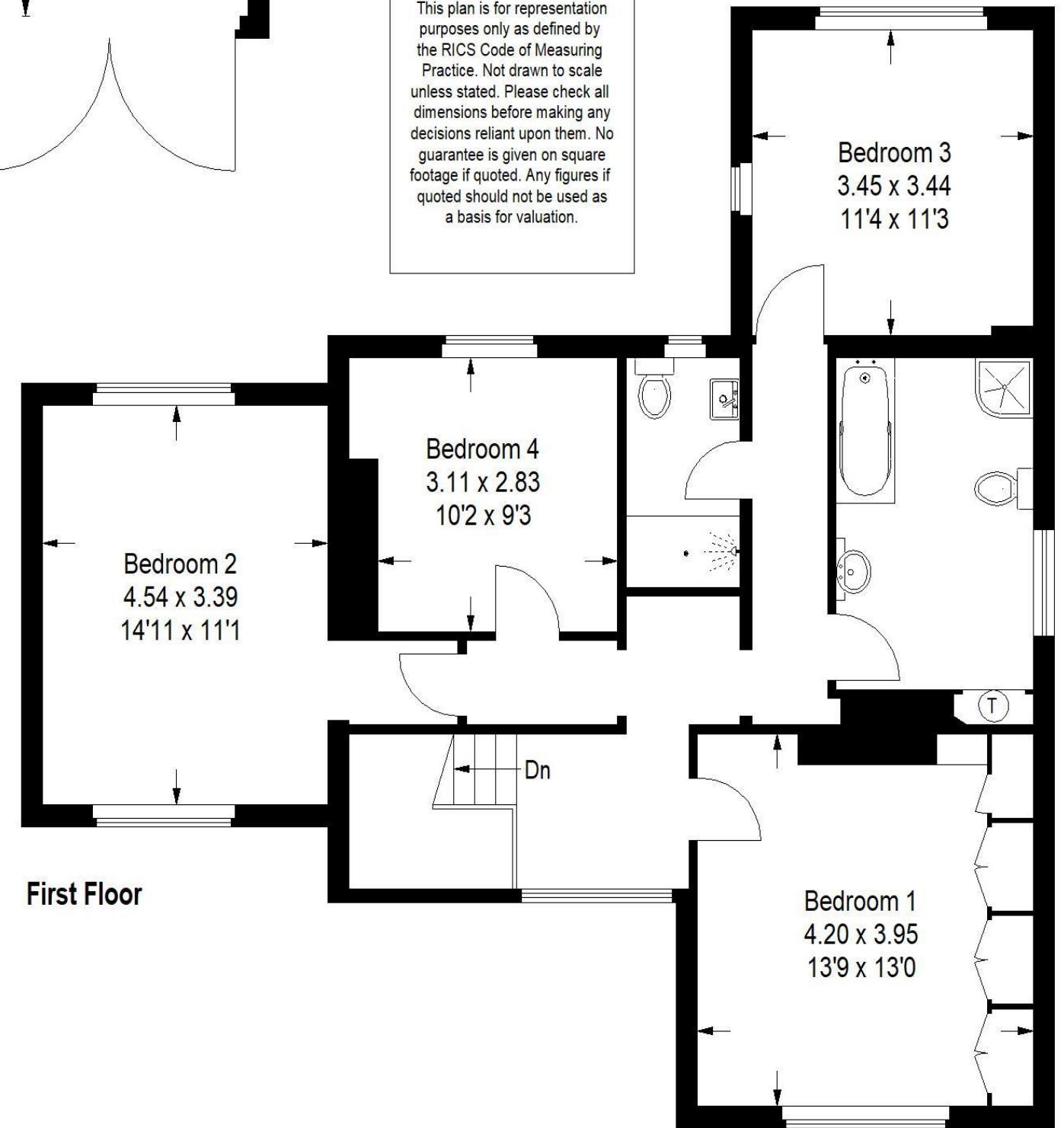
Local Authority: Waverley Borough Council. Tax Band: G.

Avenue Road

Approximate Gross Internal Area
 Ground Floor = 120.7 sq m / 1299 sq ft
 First Floor = 87.5 sq m / 942 sq ft
 Outbuildings (Including Garage) = 43.1 sq m / 464 sq ft
 Total = 251.3 sq m / 2705 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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