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**FOR SALE**  
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TELFS

**Telfs**  
**20a Mead Road, Cranleigh, GU6 7BG**  
**Asking Price: £560,000 Freehold**

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your local property experts  
1991-2021  
**30**  
YEARS

**\* Two bedroom detached dormer bungalow \* Walking distance of village centre \***

**\* Two bathrooms \* Off road parking \* Single garage \***

**\* Southerly rear aspect \* No onward chain \* EPC Rating: D \***

**An individually designed and built detached bungalow within easy walking distance of the village centre. This charming detached dormer bungalow is most conveniently situated close to the village and offers a spacious lounge/dining room, fitted kitchen/breakfast room, bedroom with conservatory off and ground floor bathroom. Stairs rise to the first floor where there is a further double bedroom with built in wardrobe cupboards and a separate bathroom completing the first floor. Outside, there is a brick pavia driveway providing off road parking for two cars, leading to a single garage all set behind low brick wall. The rear garden has a paved patio, stepping onto an area of lawn with trees and shrubs in and around, all enjoying a southerly rear aspect. The property benefits from gas fired heating and double glazed windows and we highly recommend a visit to avoid disappointment as properties of this nature are rarely available.**

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 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 Hallway: ~ Sitting Room/Dining Room: 24' 6" x 14' 0" (7.47m x 4.26m)**

**Kitchen/Breakfast Room: 13' 0" x 10' 2" (3.97m x 3.10m) ~ Bedroom Two: 11' 2" x 9' 10" (3.41m x 3.00m) ~ Conservatory: 10' 0" x 6' 8" (3.04m x 2.04m)  
Bathroom**

**First Floor: ~ Bedroom One: 14' 6" x 13' 4" (4.43m x 4.07m) ~ Bathroom**

**Outside: ~ Garage: 14' 10" x 9' 11" (4.51m x 3.03m)**

**Directions:**

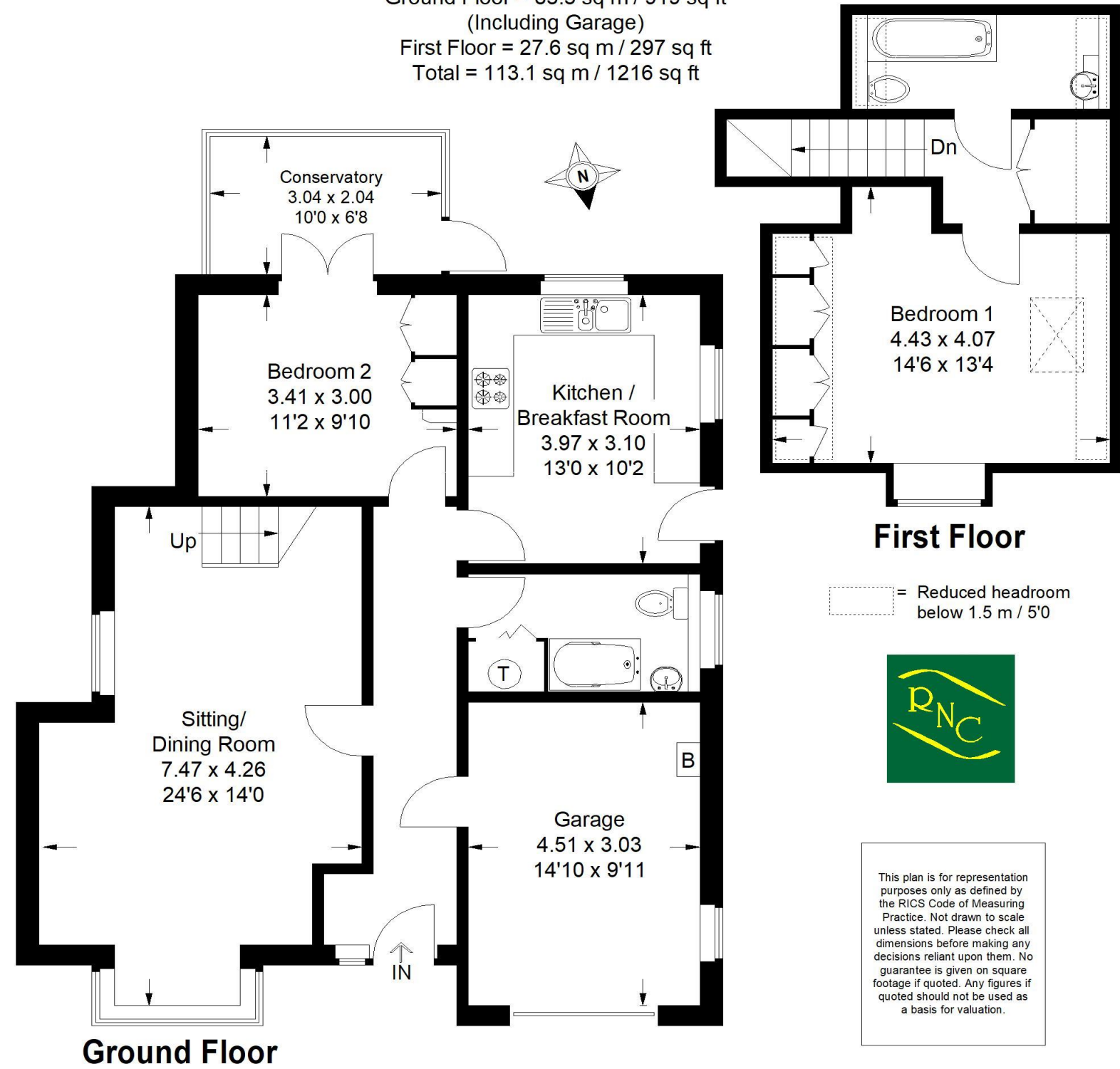
From our office, turn left into the High Street and proceed to the second mini roundabout turning left into the Ewhurst Road. Take the first turning right into Mead Road, the property can be found after a short distance on the right hand side.

**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: F**

# Mead Road, Cranleigh

Approximate Gross Internal Area  
 Ground Floor = 85.5 sq m / 919 sq ft  
 (Including Garage)  
 First Floor = 27.6 sq m / 297 sq ft  
 Total = 113.1 sq m / 1216 sq ft





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ESTATE AGENT  
Est. 1991

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