



6 Lawns Cottages
Baynards, Horsham, RH12 3AE
Asking Price: £475,000 Freehold

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*** Four bedroom cottage style home * Two reception rooms * Garage and driveway, rear garden ***

*** Two bathrooms * Oil fired central heating * Double glazing ***

*** No onward chain * EPC Rating: E ***

A deceptively spacious four bedroom cottage located towards the end of a private road with a semi rural location. The accommodation comprises, entrance lobby leading into a dining room which in turn leads into a fitted kitchen, utility area and downstairs cloakroom. There is an extended front reception room with feature log burner. From the first floor landing there are three bedrooms and a family bathroom with storage cupboards and staircase to the loft conversion which you would use as the master bedroom and en suite shower room. This property benefits from double glazing, oil fired central heating via radiators, a generous size rear garden with gate leading to the Downs Link. Opposite Lawns Cottages is your own driveway with over size single garage. If you are looking to be out of the Huddle and bustle of a town and surrounded by countryside with walks and cycle rides available yet be within a short car journey into Cranleigh for your every day needs then this could be the one for you!

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: ~ Dining Room: 11' 11" x 11' 6" (3.62m x 3.50m) ~ Sitting Room: 16' 5" x 11' 6" (5.00m x 3.50m)
Kitchen: 11' 1" x 9' 11" (3.37m x 3.01m) ~ Utility: ~ Cloakroom**

First Floor: ~ Bedroom Two: 13' 9" x 7' 11" (4.18m x 2.42m) ~ Bedroom Three: 11' 0" x 9' 11" (3.35m x 3.01m) ~ Bedroom Four: 9' 6" x 6' 8" (2.90m x 2.03m) Bathroom

Second Floor: ~ Bedroom One: 17' 4" x 10' 10" (5.28m x 3.29m) ~ Ensuite

Outside: ~ Garage: 18' 4" x 12' 5" (5.58m x 3.79m)

Directions:

From our office turn left into the High Street and take the first right into Knowle Lane. Continue for approximately 3 miles to the 'T' junction and bear left into Hogs Puddings Lane. As the road bears round to the right, turn left by the telephone box into Lawns Road and Lawns Cottages 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.

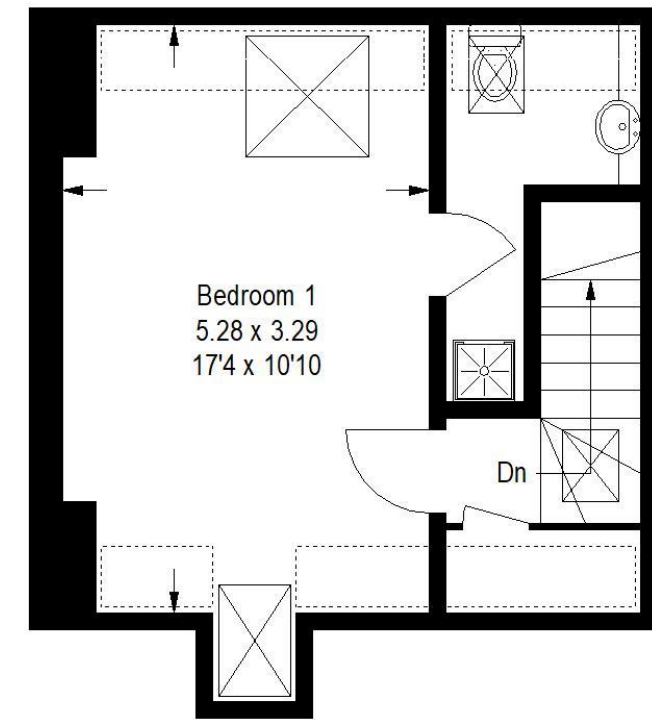
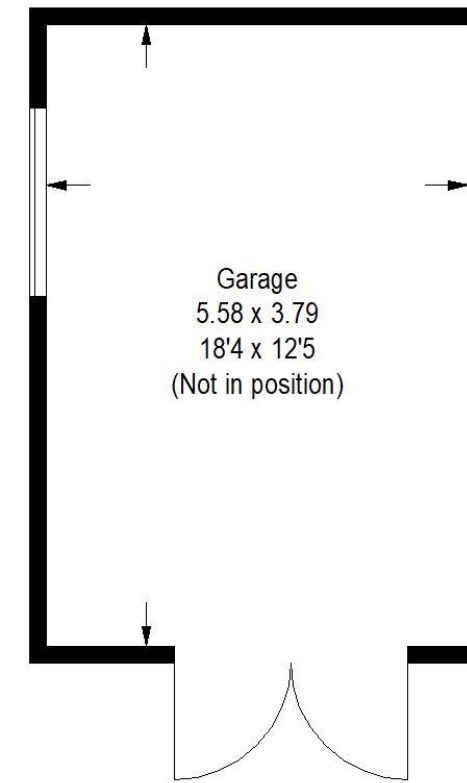
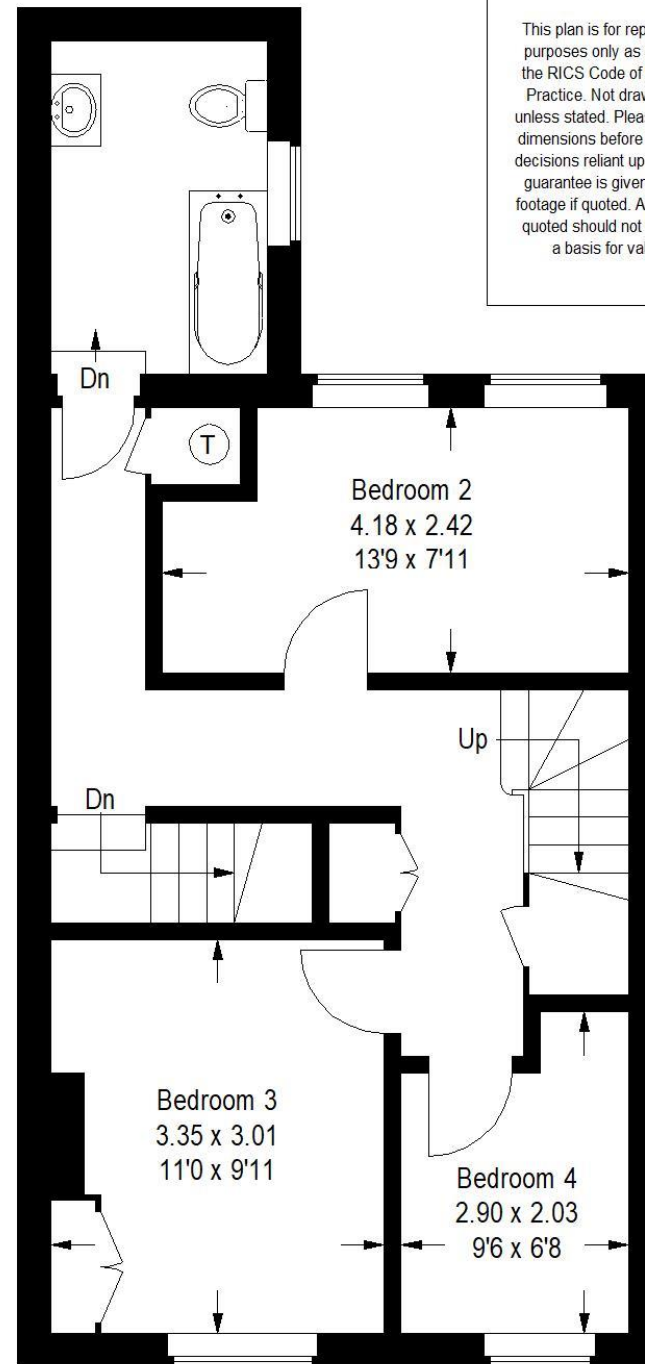
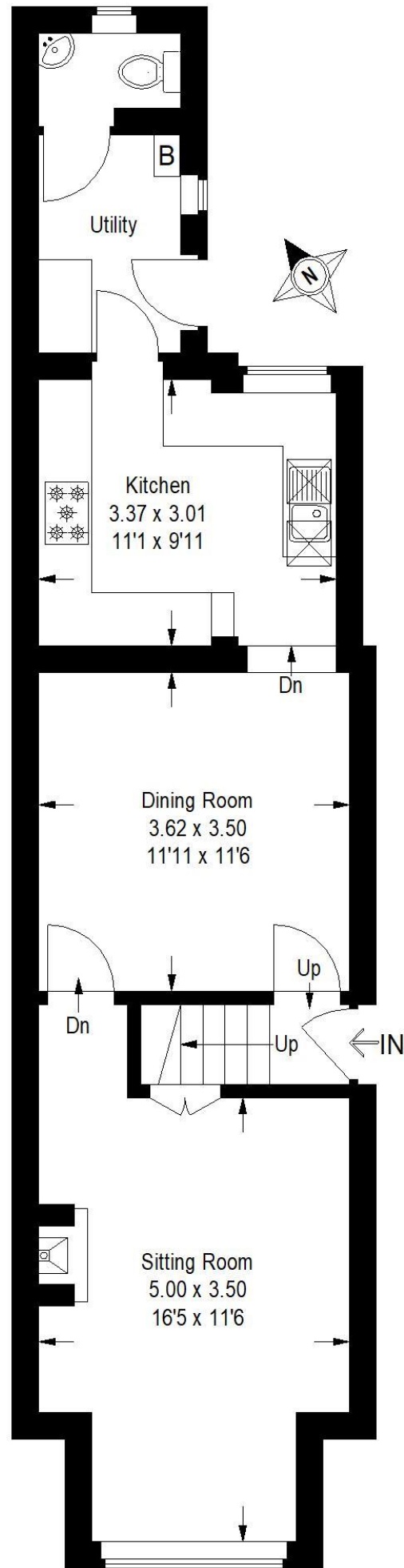
Local Authority: Waverley Borough Council. Tax Band:

Lawns Cottages, Baynards

Approximate Gross Internal Area
 122 sq m / 1311 sq ft
 Garage = 21 sq m / 227 sq ft
 Total = 143 sq m / 1538 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.



= Reduced headroom below 1.5 m / 5'0



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