



**24 Horsham Road, Cranleigh, GU6 8DW**  
**Asking Price: £950,000 Freehold**

**ROGER COUPE**  
your local property experts

**ESTATE AGENT**  
Est. 1991



**\* Short level walk to the High Street \* Generous South West facing garden \* Principal bedroom with en-suite \***  
**\* 3 further double bedrooms \* 3 reception rooms plus conservatory \* Garage and Workshop \***  
**\* Attractive individual home \* Vendor suited \* EPC Rating: D \***

**An individual detached home occupying a generous South Westerly aspect garden plot situated in the heart of the village with the fantastic High Street amenities within a short level walk. The property is set back behind mature hedging providing a spacious and private parking area with double garage (part converted) to the front. Moving inside, the well presented property comprises; a generous sitting room (just under 20' long) with adjoining study and a quality fitted kitchen which opens to the dining room. Off the kitchen is a useful utility room and a conservatory completes the ground floor. Continuing upstairs there are four double bedrooms, all with fitted wardrobes and the main bedroom has an en-suite bathroom. The family bathroom completes the accommodation. We highly recommend arranging a viewing to explore the full potential of this attractive home and garden.**

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: 12' 4" x 10' 5" (3.76m x 3.17m) ~ Utility Room  
Dining Room: 13' 9" x 12' 0" (4.19m x 3.66m) ~ Sitting Room: 19' 7" x 13' 5" (5.97m x 4.08m) ~ Study: 9' 10" x 7' 6" (2.99m x 2.28m)  
Conservatory: 27' 2" x 9' 10" (8.29m x 3.00m)**

**First Floor: Bedroom 1: 14' 0" x 12' 4" (4.27m x 3.75m) ~ En-suite Bathroom ~ Bedroom 2: 13' 8" x 10' 0" (4.17m x 3.06m)  
Bedroom 3: 12' 4" x 10' 8" (3.75m x 3.25m) ~ Bedroom 4: 12' 6" x 10' 4" (3.80m x 3.16m) ~ Shower Room**

**Outside: Driveway Parking ~ Garage: 18' 7" x 9' 3" (5.66m x 2.81m) ~ Workshop: 18' 3" x 9' 3" (5.56m x 2.81m) ~ Generous South West Facing Garden**

**Directions:** From our offices turn left onto Cranleigh High Street and proceed through the village, pass the Arts Centre on your left, straight across the mini roundabout and no.24 will be found on your right hand side opposite the turning to Bridge 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.

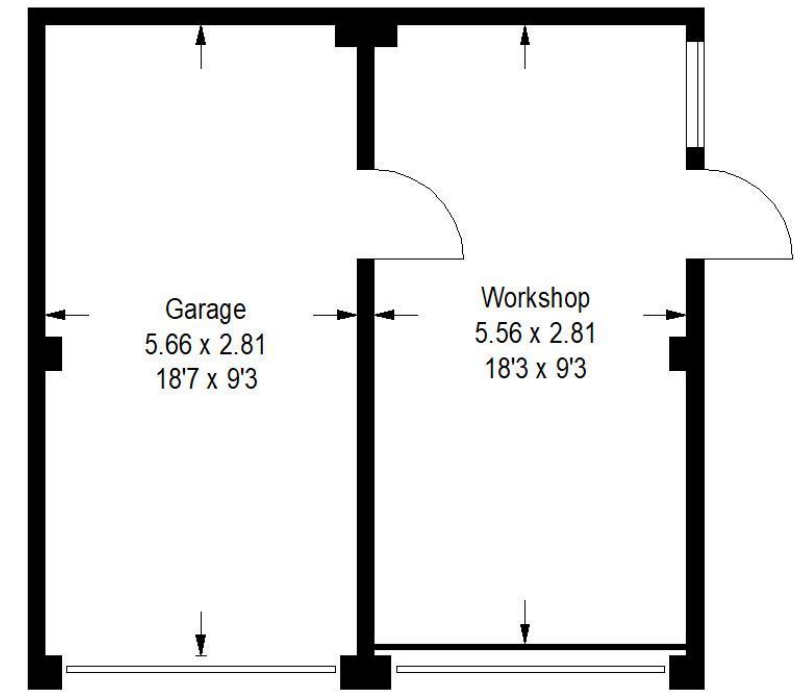
**Local Authority:** Waverley Borough Council. **Tax Band:** G

# Horsham Road, Cranleigh

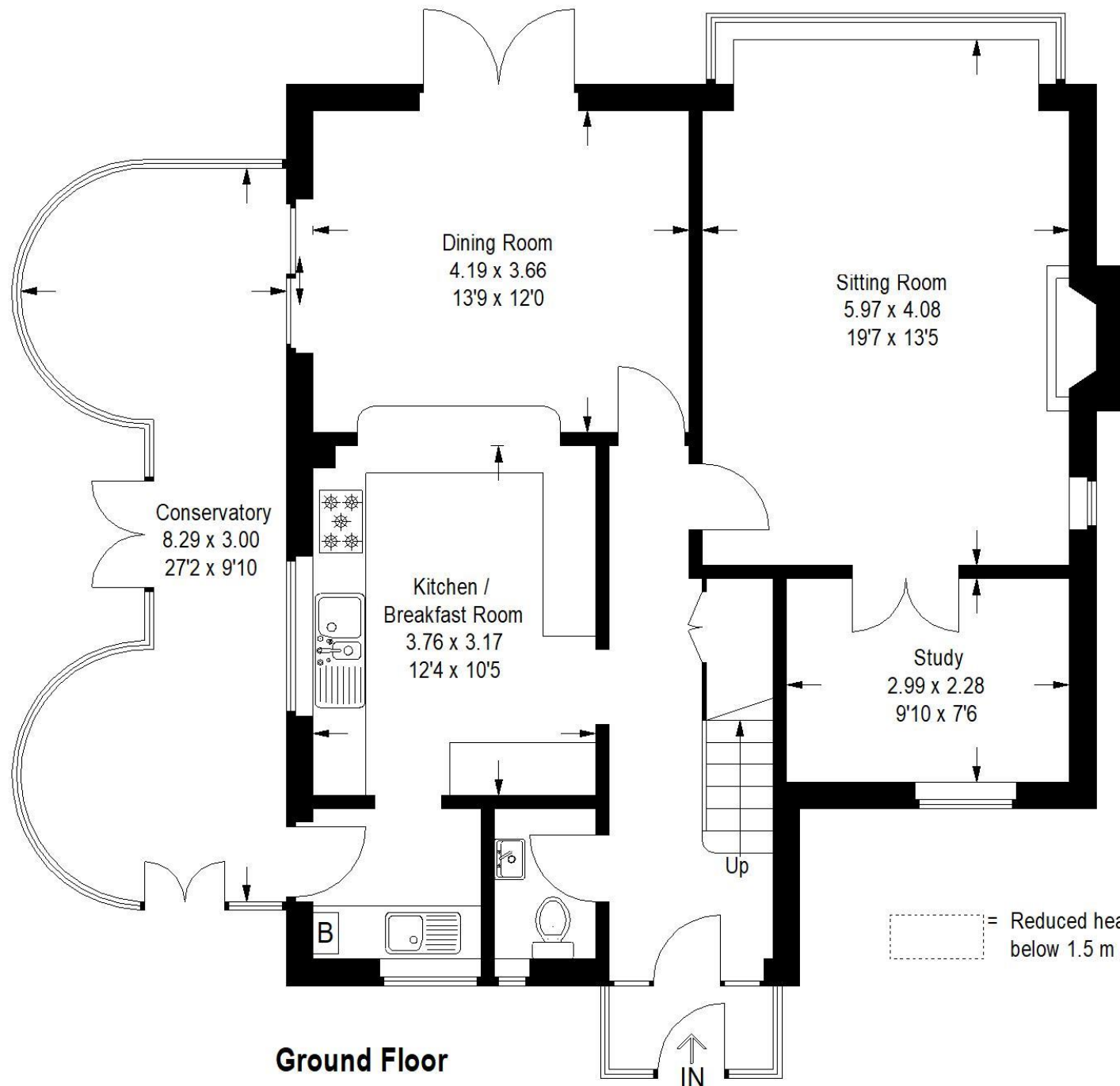
Approximate Gross Internal Area  
 Ground Floor = 102.8 sq m / 1106 sq ft  
 First Floor = 73.5 sq m / 791 sq ft  
 Garage / Workshop = 32.5 sq m / 350 sq ft  
 Total = 208.8 sq m / 2247 sq ft



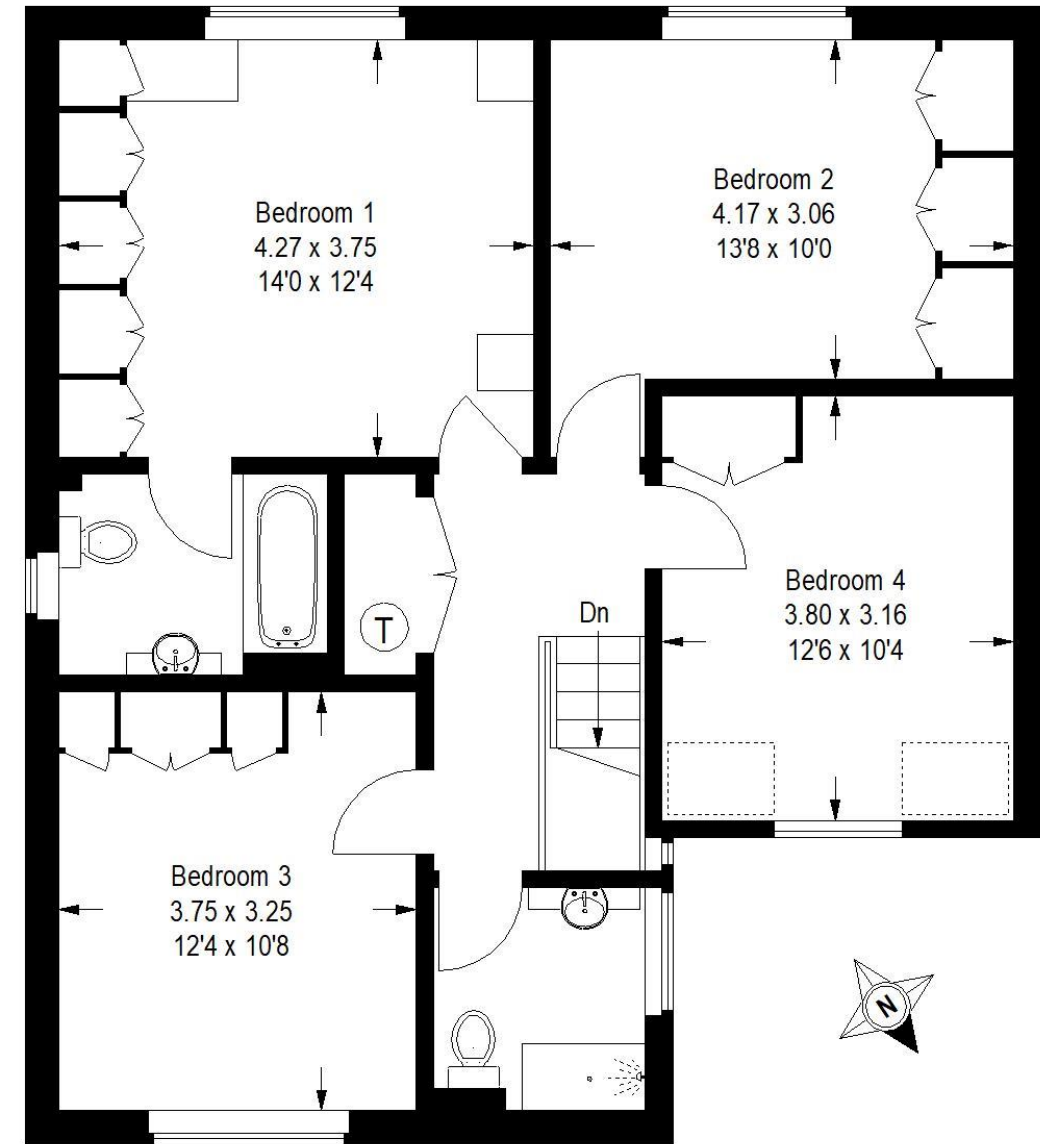
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



(Not in position)



Ground Floor



First Floor

= Reduced headroom below 1.5 m / 5'0





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