



30 Little Manor Gardens,
Cranleigh, GU6 8BF
Asking Price: £405,000 Freehold

*** Two bedroom semi-detached home * Convenient central village location * Rarely available ***
*** Principal bedroom with ensuite shower room * Ground floor cloakroom * Gas fired heating ***
*** Double glazed windows * Garage in seperate block * EPC Rating: D ***

A well presented two bedroom semi-detached home most conveniently situated in a small cul de sac within walking distance of the village High Street. The property has accommodation arranged over two floors with a sitting room opening into a conservatory, fitted kitchen and cloakroom on the ground floor. Stairs rise to the first floor where there is a principal bedroom with fitted wardrobe cupboards and ensuite shower room, second double bedroom and a family bathroom. Outside, there is side access to a pretty, landscaped garden which is part-walled with shaped patio areas interspersed by flower and shrub borders around. Properties within this cul de sac benefit from exclusive key access to the village centre and are rarely available and therefore we highly recommend a visit to avoid disappointment. No onward chain.

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, 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: ~ Cloakroom: ~ Kitchen: 10' 0" x 6' 7" (3.06m x 2.00m) ~ Sitting Room: 14' 3" x 13' 4" (4.35m x 4.06m)
Conservatory/Dining Room: 10' 0" x 8' 10" (3.04m x 2.69m)

First Floor: ~ Bedroom One with Ensuite: 13' 3" x 8' 10" (4.05m x 2.70m) ~ Bedroom Two: 10' 1" x 6' 11" (3.07m x 2.11m) ~ Bathroom

Directions:

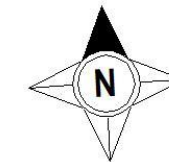
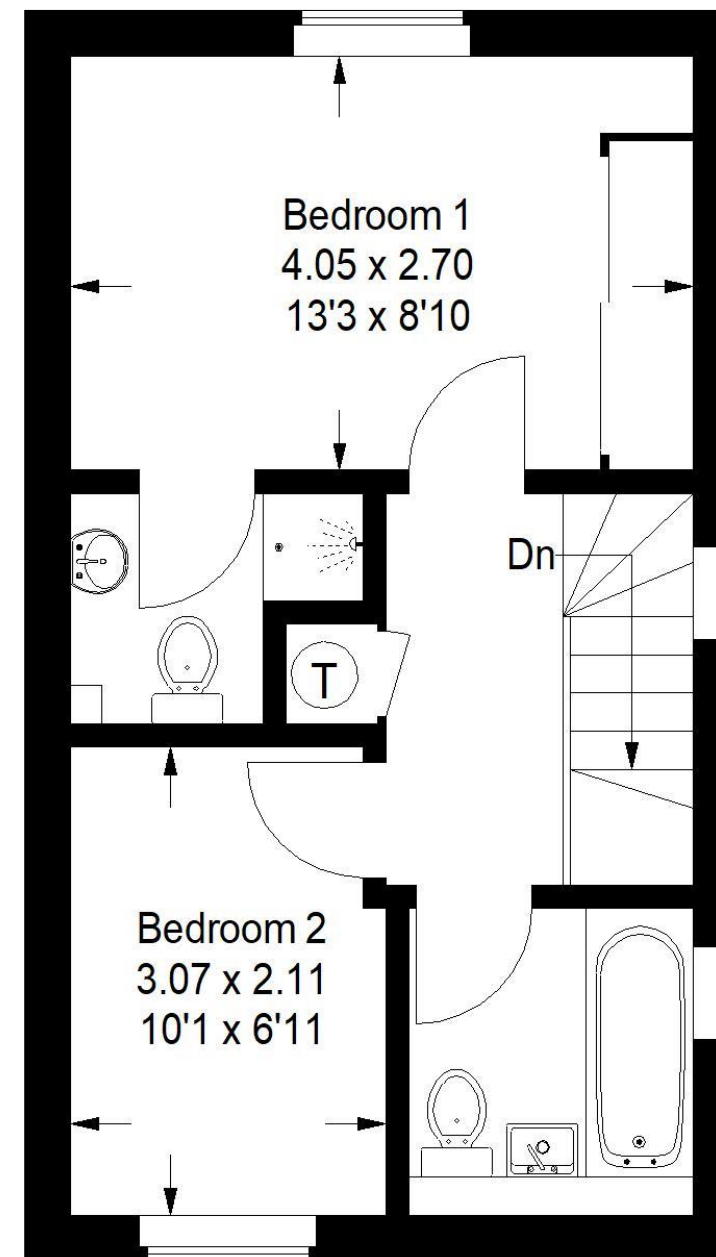
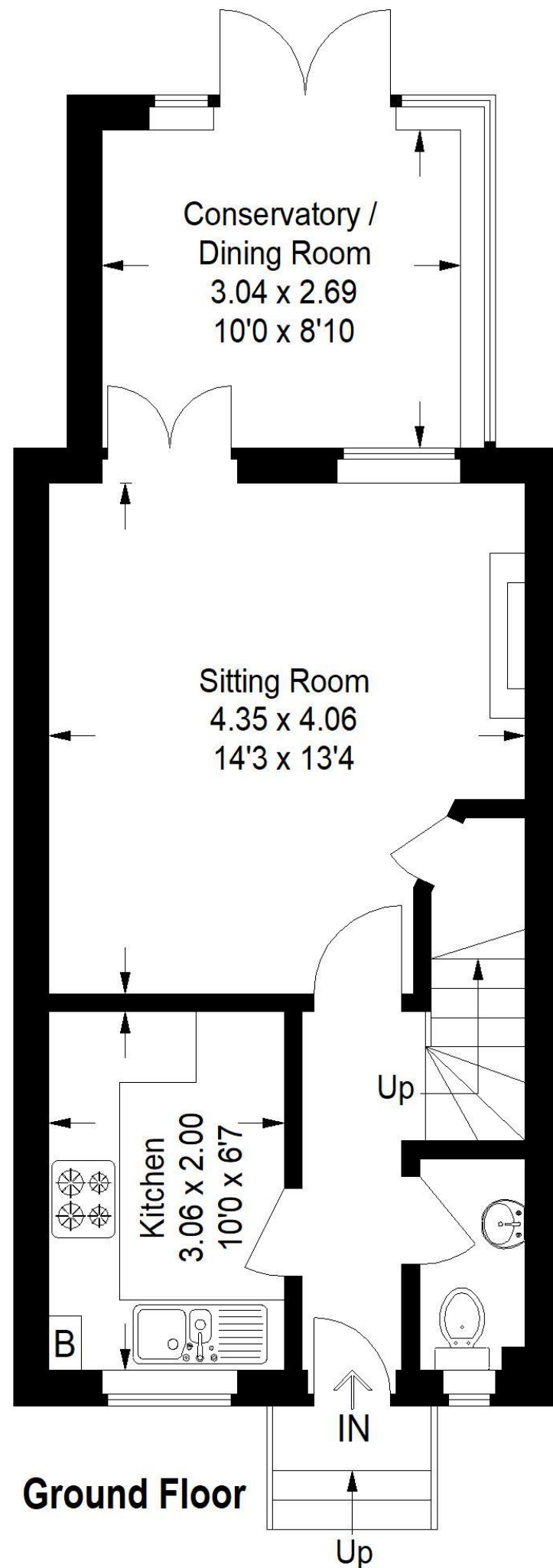
From our office turn left into the High Street, continue to the second mini roundabout carrying straight on into the Horsham Road. Take the first turning right into Overford Drive and take the first right again into Little Manor Gardens and the property can be found towards the end on the right hand 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:** E

Little Manor Gardens, Cranleigh

Approximate Gross Internal Area
Ground Floor = 40.2 sq m / 433 sq ft
First Floor = 30.6 sq m / 329 sq ft
Total = 70.8 sq m / 762 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.



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