



Winterfold View
Smithwood Common, Cranleigh

*** Extended and improved character semi-detached home * Three double bedrooms ***

Large open plan living room and kitchen/dining room * Two bathrooms * Backing onto farmland * Southerly aspects * EPC: C *

Smithwood Common, Cranleigh, GU6 8QP
Asking Price: £725,000- Freehold

A much improved and extended three bedroom character semi-detached home enviably situated in this sought after semi-rural location. Located on the edge of the village, Winterfold View enjoys superb aspects to both the front and rear over adjoining farmland and Smithwood Common. The property over recent years, has been extended and improved creating a superb family home with accommodation arranged over three floors featuring sash windows and fireplace yet balanced with modern contemporary fittings. There is a welcoming reception hall leading into a large open plan living room with fireplace, dining area and then opens to an impressive re-fitted kitchen/breakfast room with a comprehensive range of units under stone work surfaces and a central island unit. Completing the ground floor, there is a cloakroom, utility cupboards and a comprehensive range of fitted storage cupboards. Stairs rise to the first floor, where there are two double sized bedrooms one with fitted wardrobe cupboards and a modern, refitted family bathroom. Stairs rise to the top floor where there is a double aspect principal bedroom with fitted cupboards and an ensuite shower room.

Outside, there is a small front garden with wide side access to the rear garden which is mainly laid to lawn with flower and shrub borders around and backs directly onto open farmland with bright and sunny southerly aspect. At the foot of the garden, there is a useful garden store. We highly recommend a visit to this bright and sunny character home to fully appreciate the accommodation and location on offer.

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, 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 ~

Entrance Hall ~ Sitting/Dining Room 22' 1" x 11' 2" (6.73m x 3.41m) **~ Kitchen/Breakfast Room** 20' 5" x 16' 2" (6.22m x 4.94m) **~ Cloakroom ~ Bedroom One** 17' 4" x 13' 2" (5.28m x 4.01m) **~ Ensuite Shower Room ~ Bedroom Two** 14' 8" x 10' 6" (4.48m x 3.20m) **~ Bedroom Three** 11' 1" x 8' 2" (3.39m x 2.50m) **~ Bathroom ~**

Services: Gas fired heating, mains electricity and drains. ~

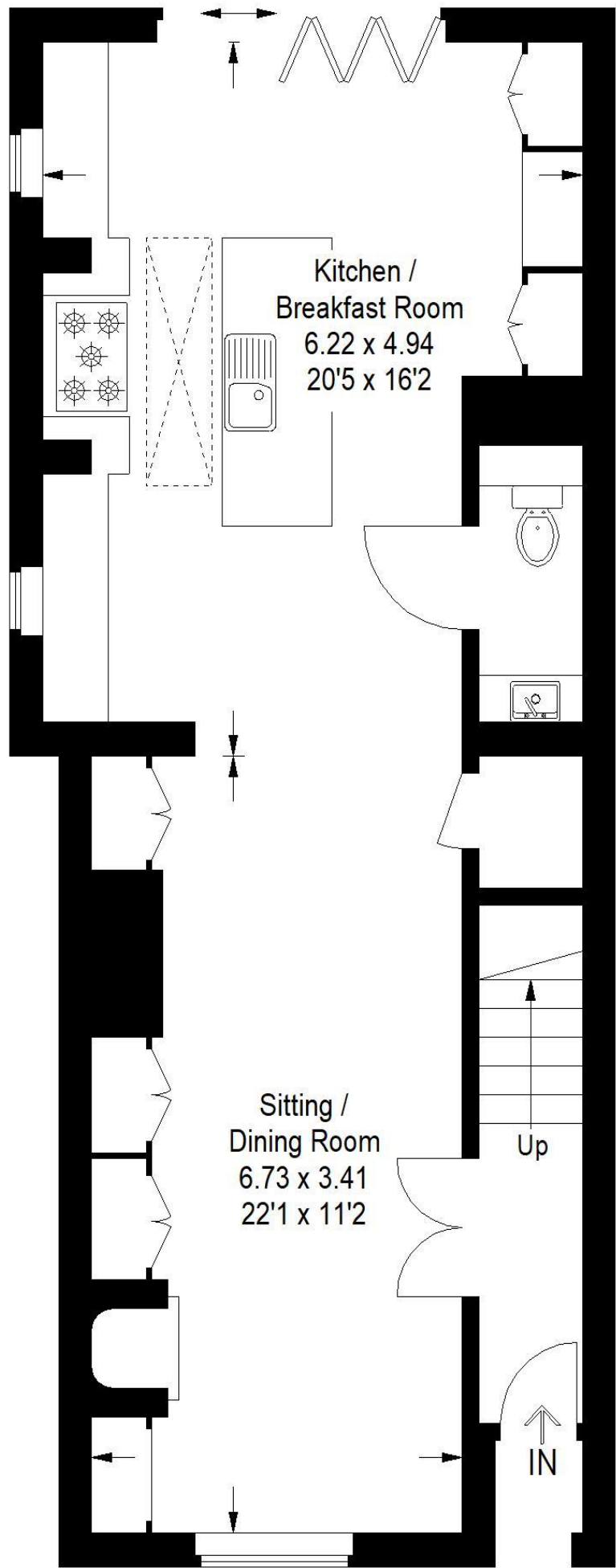
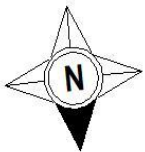
Directions: From our office turn right into the High Street and continue to the second mini roundabout turning right into Horseshoe Lane. Continue past Cranleigh School and after approximately one mile turn left off Smithwood Common and the cottages are set back behind the common on the left hand side.

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.

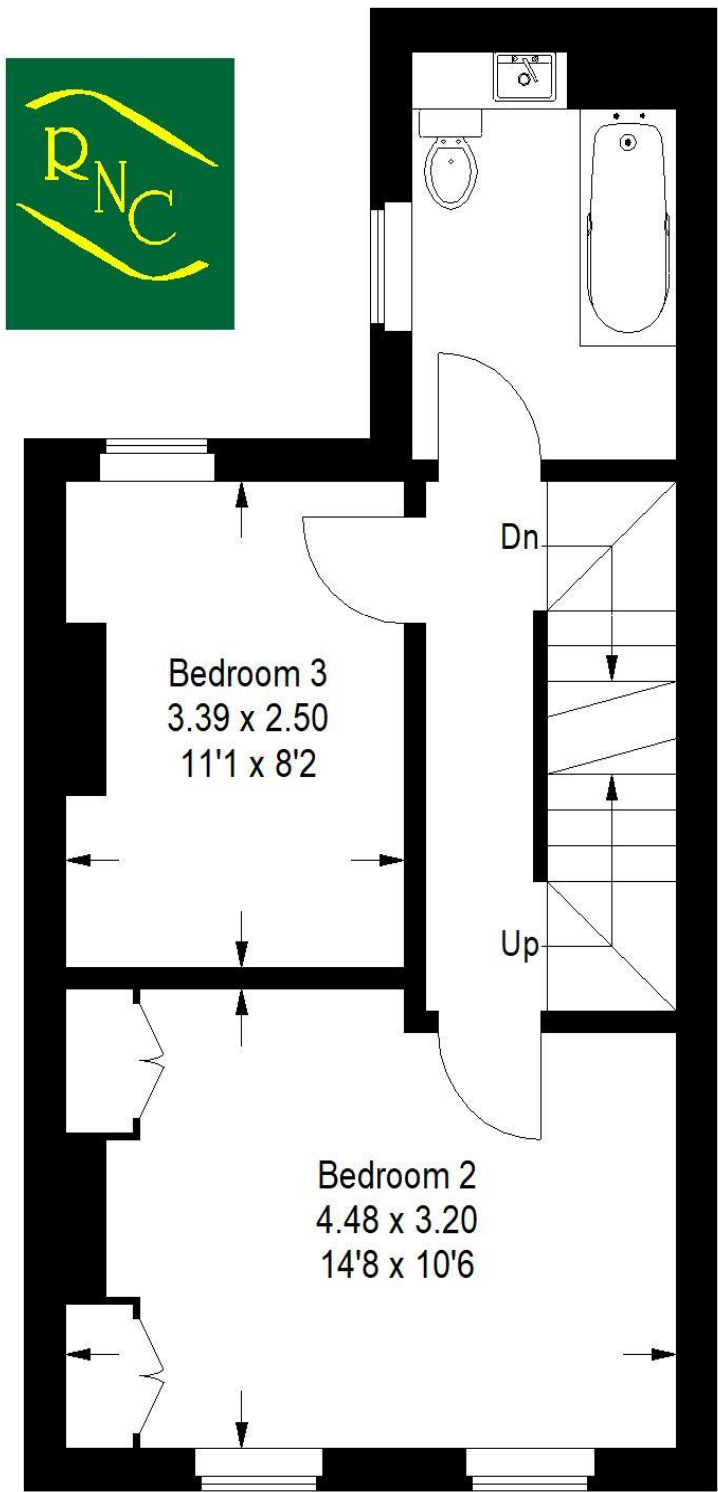
Local Authority: Waverley Borough Council. Tax Band: E. EPC Rating: C.

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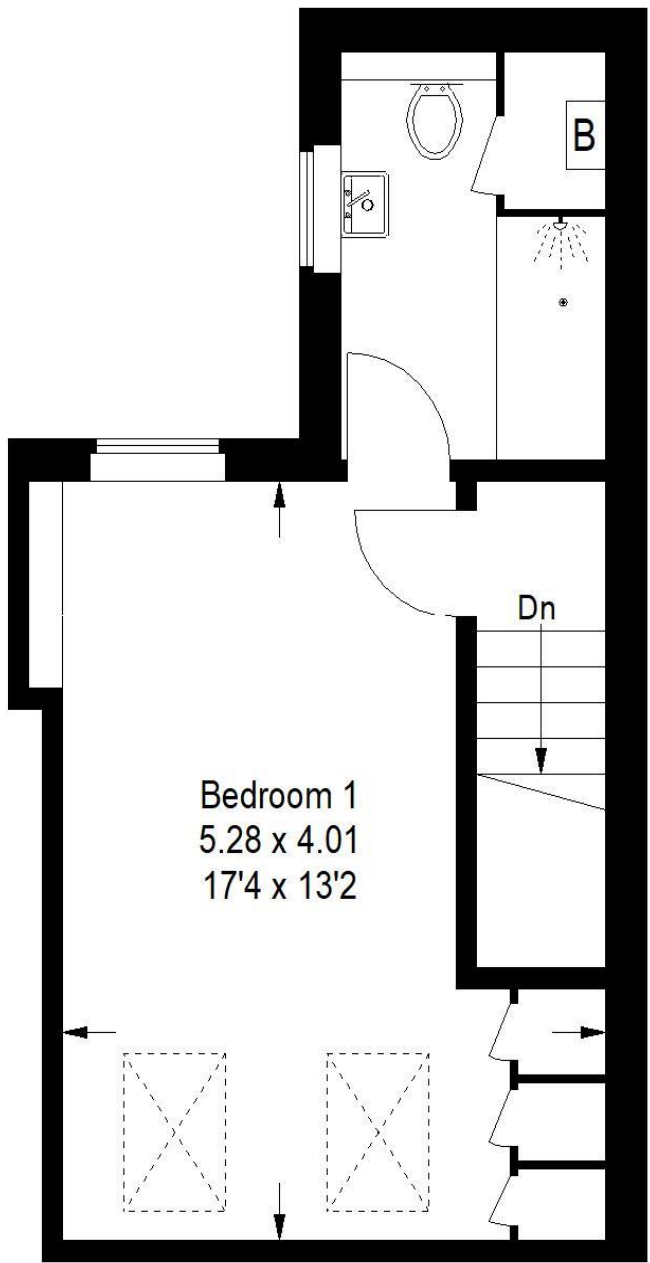
Approximate Gross Internal Area
Ground Floor = 60 sq m / 651 sq ft
First Floor = 36 sq m / 387 sq ft
Second Floor = 27.4 sq m / 295 sq ft
Total = 123.4 sq m / 1333 sq ft



Ground Floor



First Floor



Second Floor

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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