



8 Swallow Grove, Cranleigh, Surrey GU6 7GA

Price £1,200,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

A recently constructed, spacious & very well presented 3 double bedroom detached family home with a garage & good size garden, situated in a quiet tree lined road on the borders of Cranleigh & Ewhurst. Ground floor accommodation comprises a spacious entrance hall with cloaks cupboard & wc, a well-proportioned sitting room with feature fireplace (with gas effect fire) & double doors leading out to the patio & rear garden. The 22 ft kitchen/breakfast room offers an extensive range of low level & wall mounted units to include an island with butler sink & wine cooler complemented by integrated appliances & composite worktops. This dual aspect room offers ample space for a large table & chairs, & bi-fold doors lead out to the garden. A door leads into a separate utility room with a further door leading to the garage. There is also a dining room & study overlooking the front garden. The ground floor benefits from a combination of tiled floors & carpets, all with underfloor heating. Upstairs boasts a principal bedroom which is a large double with extensive fitted wardrobes & a well fitted ensuite shower room with walk-in shower, with a basin & wc set into a large vanity unit. There are 2 more good size double bedrooms with fitted wardrobes & a well fitted family bathroom comprising a bath with wall mounted shower & shower screen, a wc, basin & fitted mirror. The spacious galleried landing has an airing cupboard & cupboard housing the hot water tank, & a large picture window overlooking the front garden. To the front of the property a gravelled driveway provides off-street parking for 3 cars & leads to the garage, with up & over door, power, light (with door to side passage & rear garden). There are some attractive flower borders beyond the driveway to the far side of the front garden & immediately in front of the house, with hedging to the front boundary & sides. Gated access leads to the side passage & a good size mature rear garden with an extensive patio area, then mainly laid to lawn with mature trees, shrubs, flower borders & a shed. A shaped path to one side leads to an area of hard standing and a wooden gazebo. The property offers unusually light & spacious accommodation & is located in a small, select development. Must be seen!

Directions

From our office in Shere, proceed along Middle Street away from the A25, over the stream & up the hill, continuing straight on over the railway bridge into Hound House Road towards Ewhurst. After circa 3 miles, turn right on to Barhatch Road towards Cranleigh. Continue straight on for approx 2.5 miles until you come to a T-junction with the B2127. Turn left onto Bookhurst Road towards Ewhurst, taking the 2nd exit at the roundabout into Parklands Drive. At the T-junction turn right into Swallow Grove, where you will find No. 8 on your left (4th house).

Situation :

Cranleigh is a large market village set in lovely countryside between Guildford and Horsham and neighbouring the Surrey Hills. This property is situated within circa 1 mile of the village High Street with excellent shopping, restaurants/cafes and recreational facilities including country parks and clubs & there are also numerous sought after schools within close proximity as well as extensive footpaths and bridleways in the immediate area including the Downs Link. Godalming and Guildford are 7 and 8 miles respectively and there is easy access onto the A281 leading to Horsham (12 miles) and on to Gatwick Airport (approximately 20 miles).



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax - Waverley Borough Council Band G - £3,960.53 per annum (2024-25)
Estate service charge £1280 per annum (2024-25) – reviewed annually All Mains Services

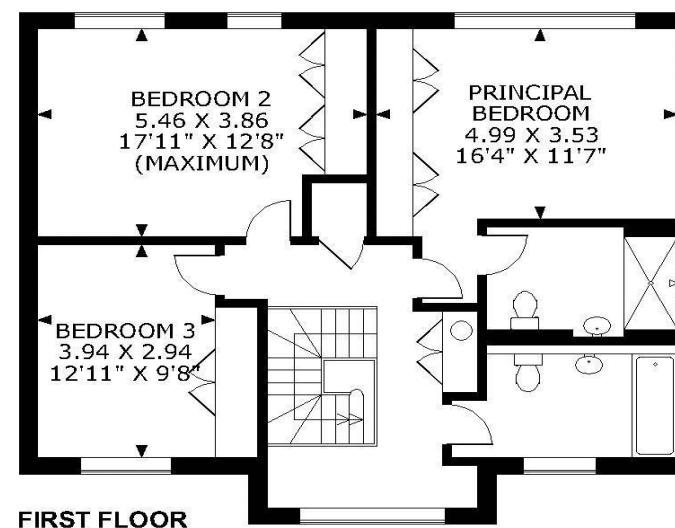
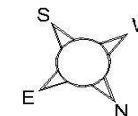
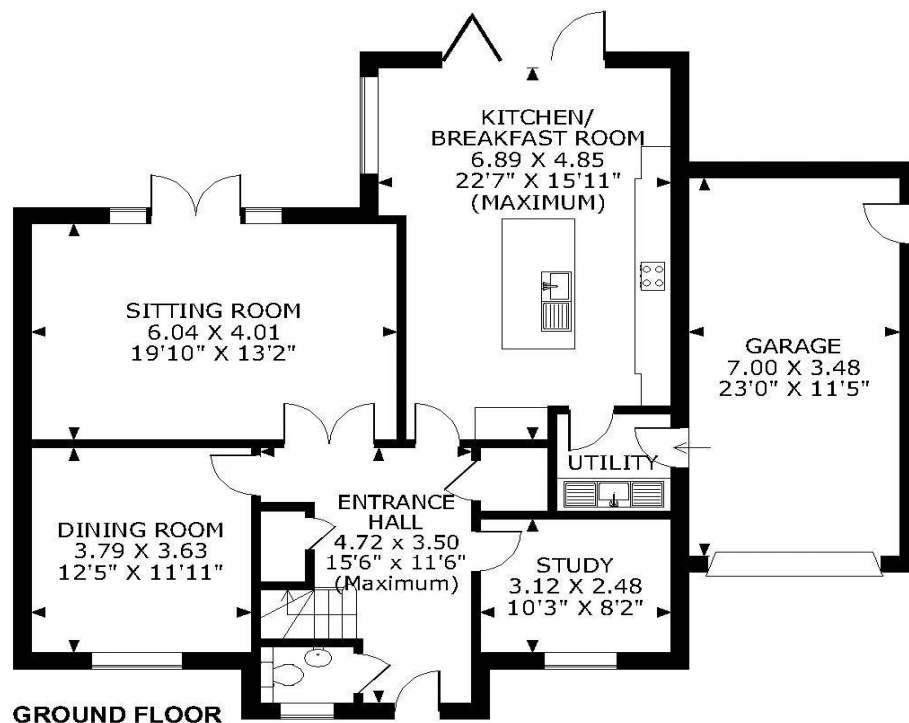
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Please call 01483 205150 to arrange a viewing

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1376 SQ FT/128 SQ M
FIRST FLOOR = 919 SQ FT/85 SQ M
TOTAL = 2295 SQ FT/213 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Terra Cotta (Estate Agents) Ltd

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