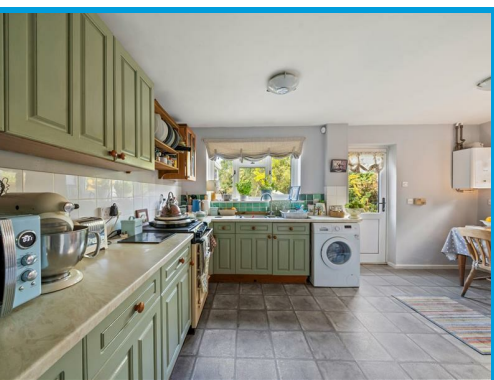




Horseshoe Lane, Cranleigh, GU6 8QB

Asking Price £750,000

Located at the foot of the Surrey Hills and on the edge of Cranleigh village green, this lovely two bedroom cottage has huge potential to extend (STPP) in to a large family home within large, mature grounds.





# Description

Boasting huge potential to extend and develop into a stunning family home, this beautiful two bedroom cottage is in a stunning picturesque location within the village of Cranleigh.

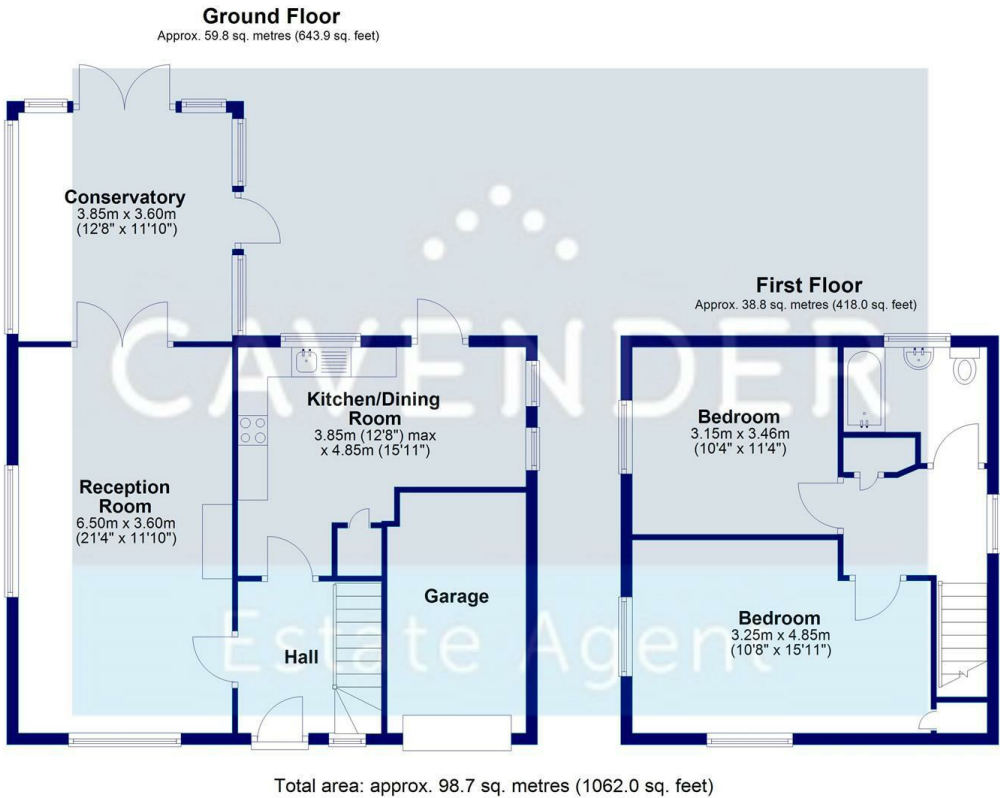
The property is set away from the road and comprises an entrance hall, a double aspect lounge with open fireplace and doors leading to the conservatory. The ground floor also has a large kitchen with dining area and door leading to the rear garden.

Upstairs, the property has a large master bedroom with built in wardrobe, a further double bedroom, an airing cupboard and a bathroom with shower.

The property further features an integrated garage and parking for at least 2 cars.

Outside, the property has a large rear garden with mature fruit trees and shrubbery, providing a tranquil and private setting within a quiet rural setting. There is also a good size shed allowing for useful storage.

Cranleigh is often referred to as the largest village in the country, offering excellent choice of shops, pubs and restaurants. It is conveniently located to provide easy access to both Guildford, Godalming, and Horsham. Cranleigh also provides great access to the Surrey Hills which is hugely popular with cyclists and keen walkers as it boasts beautiful countryside and stunning views of the local area.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

