



Offers In Excess Of

**£1,150,000**

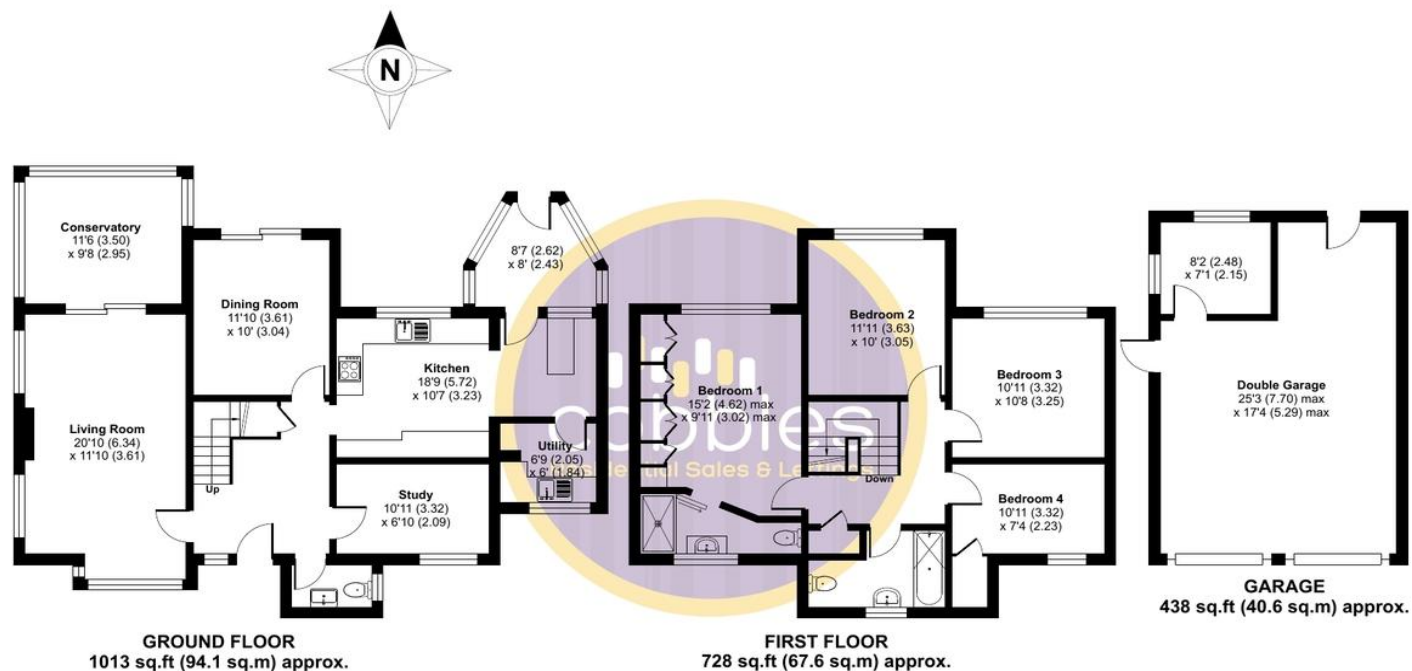
## Woodcote | Surrey

### Freehold

Set along a secluded drive and backing onto picturesque fields offering optimum peace and privacy, this stunning 4-bedroom Tudor-style home boasts generously proportioned family accommodation surrounded by well-maintained gardens at the front and rear. Highlights include a detached double garage, a private BBQ area and a stunning rear garden providing privacy as well as an idyllic outlook over the surrounding Surrey countryside. The property is a short walk from Cranleigh's vibrant high street and is surrounded by walks and cycling tracks for those keen to explore the local countryside.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Approximate Total Area = 1741 sq ft / 161.7 sq m  
Garage = 438 sq ft / 40.6 sq m  
Total = 2179 sq ft / 202.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Cobble Property Ltd. REF: 1190760

- Four Bedroom House
- Glass Garden Room
- EPC Rating - D
- Three Reception Rooms
- Detached Double Garage
- Council Tax Band - G