

2 HOLLY BUSH CLOSE

Cranleigh



Chantries
& Pewleys

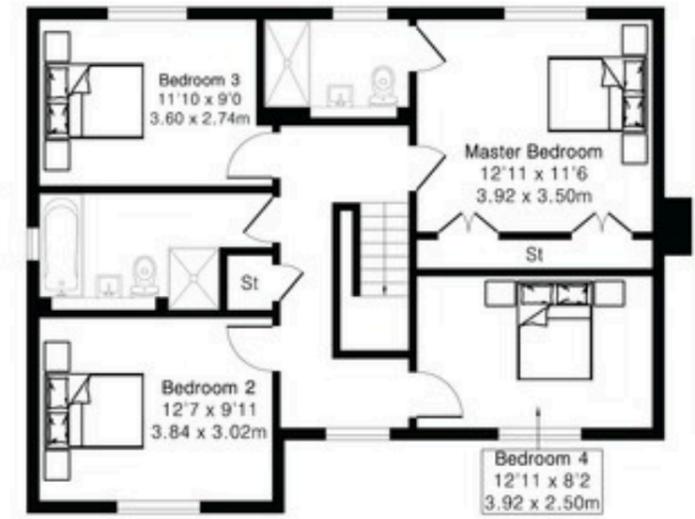
ESTATE AGENTS



AT A GLANCE

- Detached modern family home, approximately five years old
- Extended to provide an additional reception room
- Four well-proportioned bedrooms
- Strong kitchen, dining and garden connection
- Landscaped, low-maintenance rear garden
- Parkland views to the front
- Close to Cranleigh town centre
- Driveway parking
- Single garage
- Well-suited to modern family living

Tenure: Freehold. Council Tax Band: F. EPC: B



First Floor

Approximate Gross Internal Area 1780 sq ft - 166 sq m
(Excluding Garage)
Ground Floor Area 998 sq ft - 93 sq m
First Floor Area 782 sq ft - 73 sq m



Ground Floor

FROM THE AGENT

"What really struck me about this house is the outlook to the front across parkland and how well the extended living space works for everyday family life, particularly with the garden flowing so naturally off the main living areas."

Gary Jones
Associate



WELCOME HOME

The ground floor has been thoughtfully arranged and extended to provide flexible reception space that adapts easily to different needs. Whether used as a second sitting room, family room or quieter retreat, the additional reception room adds genuine versatility without compromising flow.

The main living areas connect comfortably, making the house feel sociable yet practical. Natural light plays a key role throughout, and the relationship between the living spaces and the garden is a real strength of the house.



SOCIAL KITCHEN & DINING

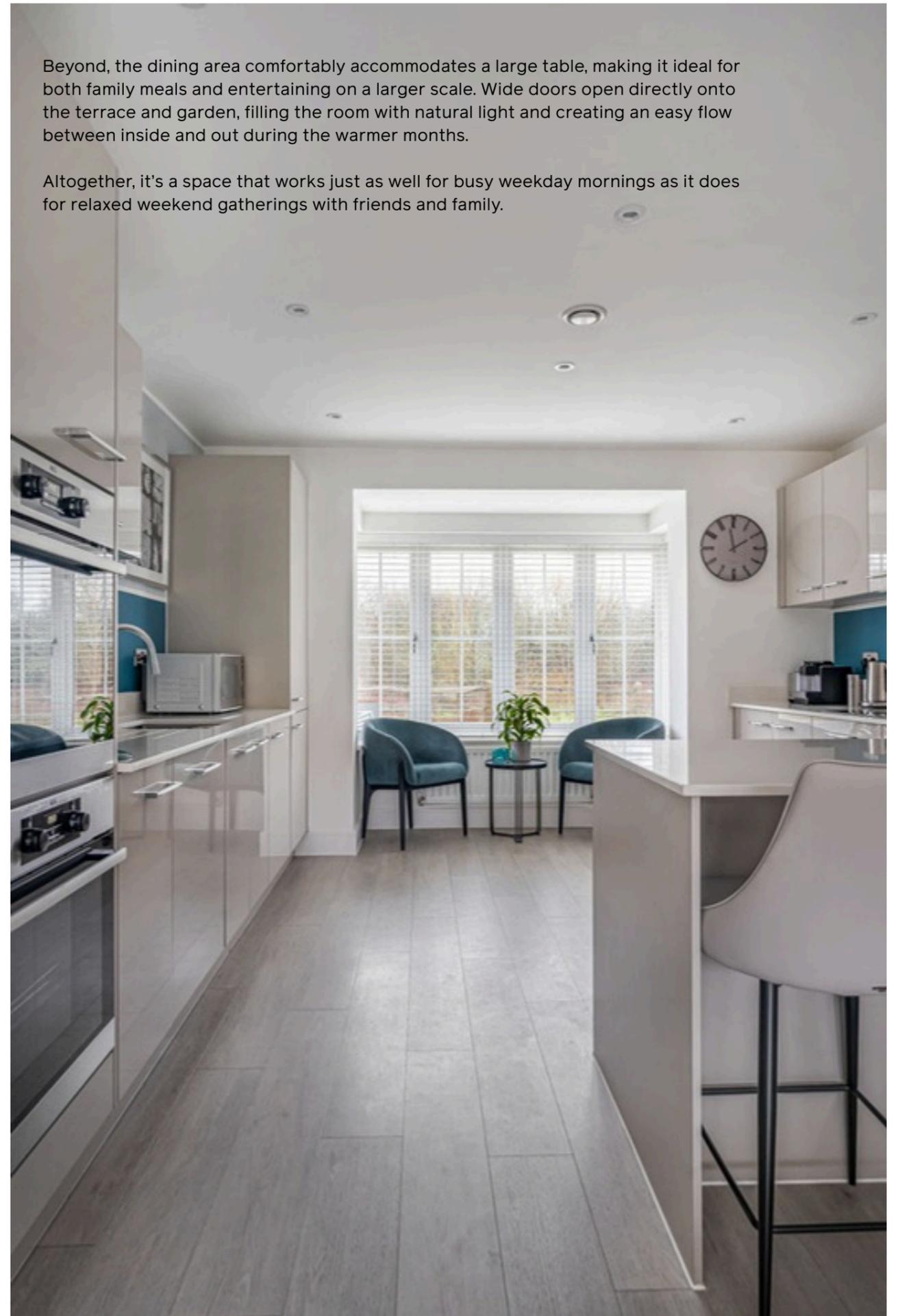


The kitchen and dining area sit at the heart of the house and create a wonderfully sociable space that naturally draws everyone together. Designed very much with modern family life in mind, it offers both generous working space and a relaxed setting for everyday living.

The kitchen itself is fitted with a sleek range of contemporary cabinetry arranged around a central peninsula, providing ample preparation space as well as a natural spot for casual dining or conversation while cooking. Clean lines and light finishes keep the room feeling bright and open, while the layout allows the kitchen to remain connected to everything happening around it.

Beyond, the dining area comfortably accommodates a large table, making it ideal for both family meals and entertaining on a larger scale. Wide doors open directly onto the terrace and garden, filling the room with natural light and creating an easy flow between inside and out during the warmer months.

Altogether, it's a space that works just as well for busy weekday mornings as it does for relaxed weekend gatherings with friends and family.



FIRST FLOOR

Upstairs, four well-proportioned bedrooms provide comfortable accommodation for family and guests alike. The principal bedroom benefits from a calm, private feel, while the remaining rooms offer flexibility for children, home working or visiting guests. Bathrooms are modern and neatly finished, in keeping with the home's overall style.





THE GARDEN



The rear garden has been carefully landscaped to create a smart, low-maintenance space that can be enjoyed without feeling overlooked.

Defined seating areas make it ideal for entertaining, while lawned sections provide space for play. To the front, the parkland outlook adds to the sense of openness and setting.





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