

23 LORIMER AVENUE

Cranleigh



**Chantries
& Pewleys**

ESTATE AGENTS



AT A GLANCE

Former show home on the Leighwood Fields development

Approx. 1,250 sq ft of accommodation

Front kitchen / breakfast room

Rear living / dining room with rooflights and garden access

Principal bedroom with en suite shower room

Recently fitted shutter blinds

Landscaped rear garden

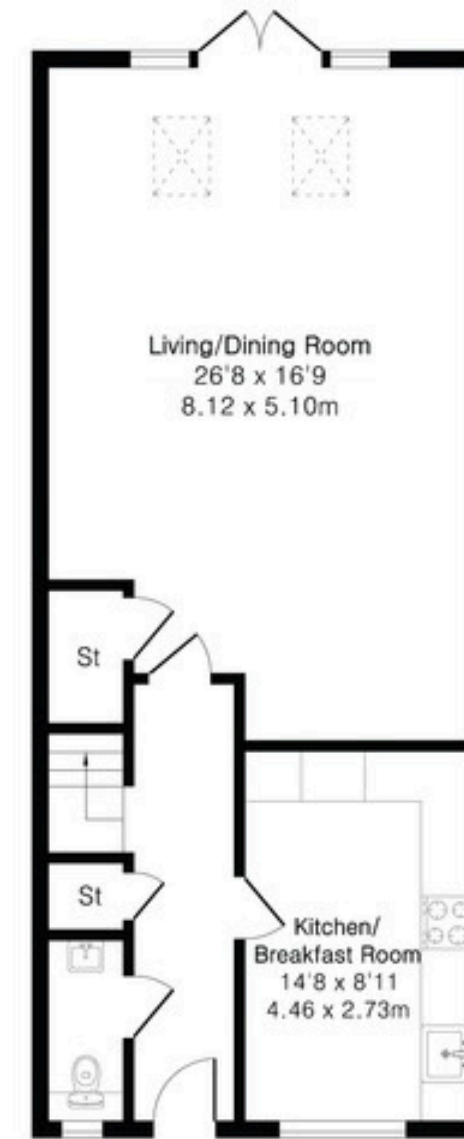
Driveway parking and EV Charging point

Tenure: Freehold. Council Tax Band: E. EPC: D

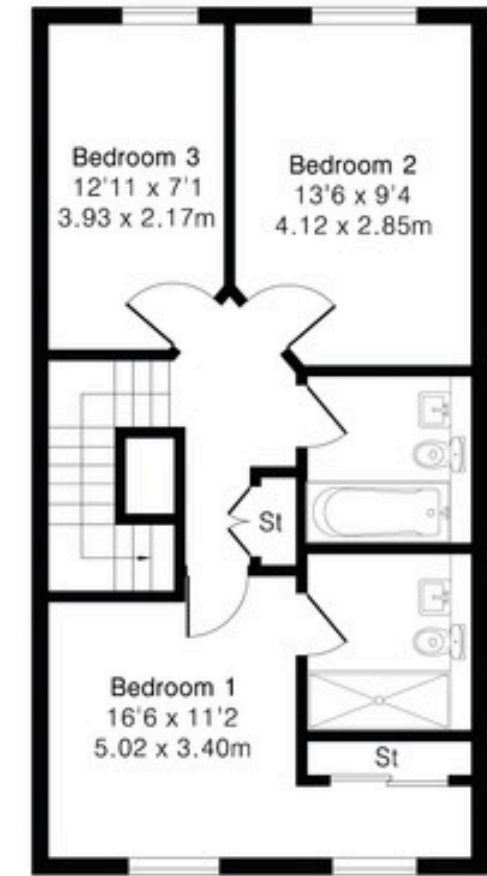
Approximate Gross Internal Area 1250 sq ft - 116 sq m

Ground Floor Area 698 sq ft – 65 sq m

First Floor Area 552 sq ft – 51 sq m



Ground Floor



First Floor

FROM THE AGENT

"Recently built by Berkeley Homes as part of the Leighwood Fields development, this is a house that is finished to a high standard. The layout is clear, the main living space opens directly onto the garden, and details such as recently fitted shutter blinds and wood panelling add a level of finish that elevates it from other modern homes."

Gavin Amberton
Director



KITCHEN BREAKFAST ROOM

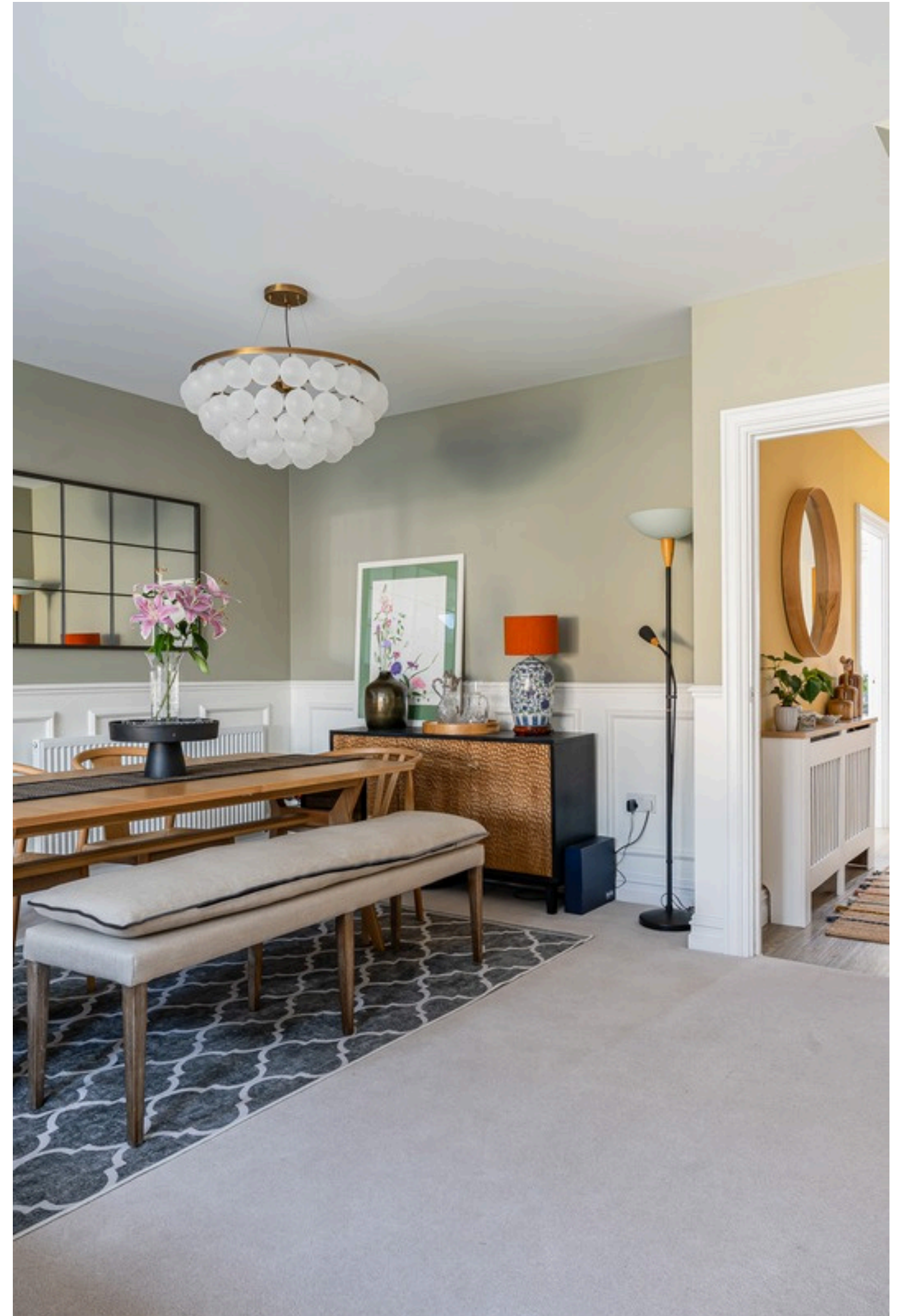
Set at the front of the house, the kitchen / breakfast room is fitted in a modern style with good storage and worktop space. There is room for informal dining area, making it a useful everyday space in its own right.



LIVING & DINING

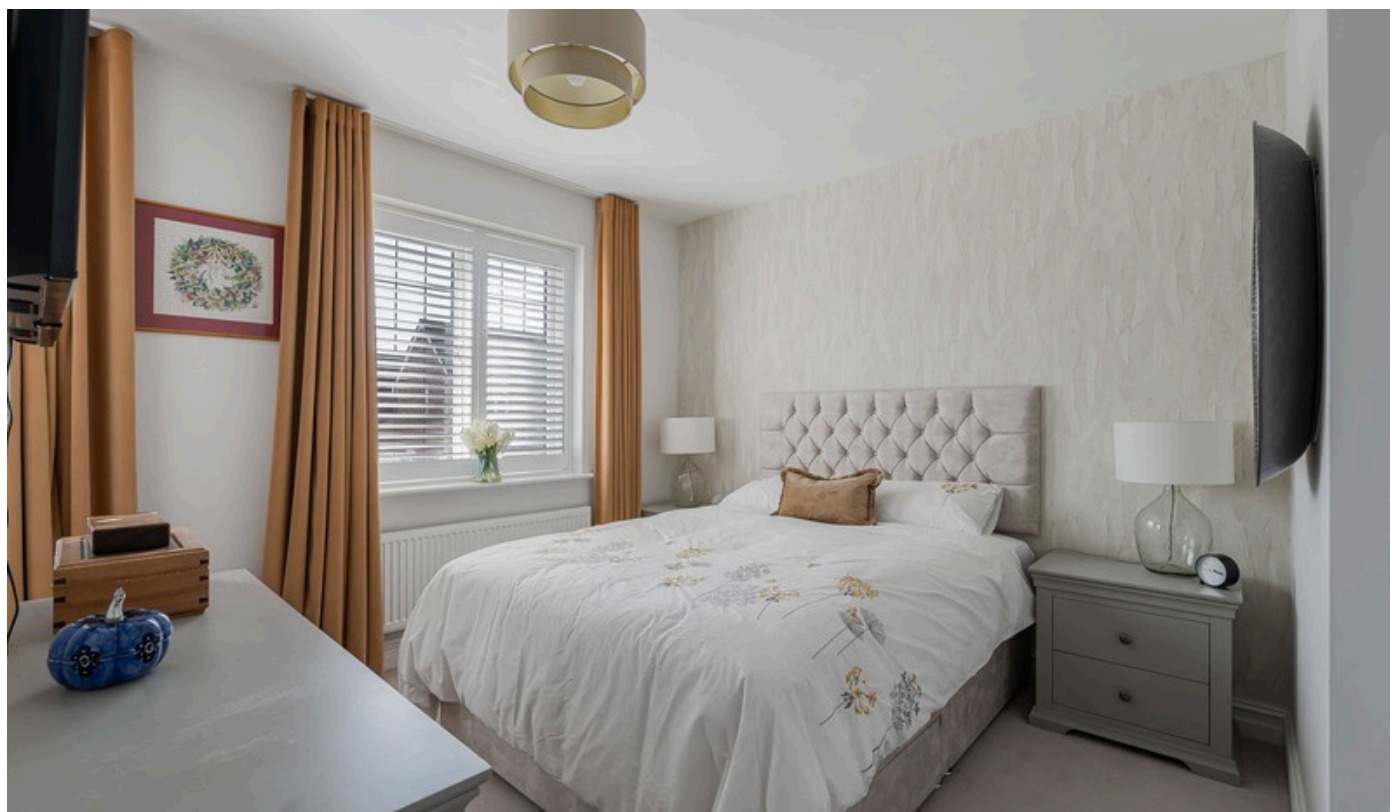
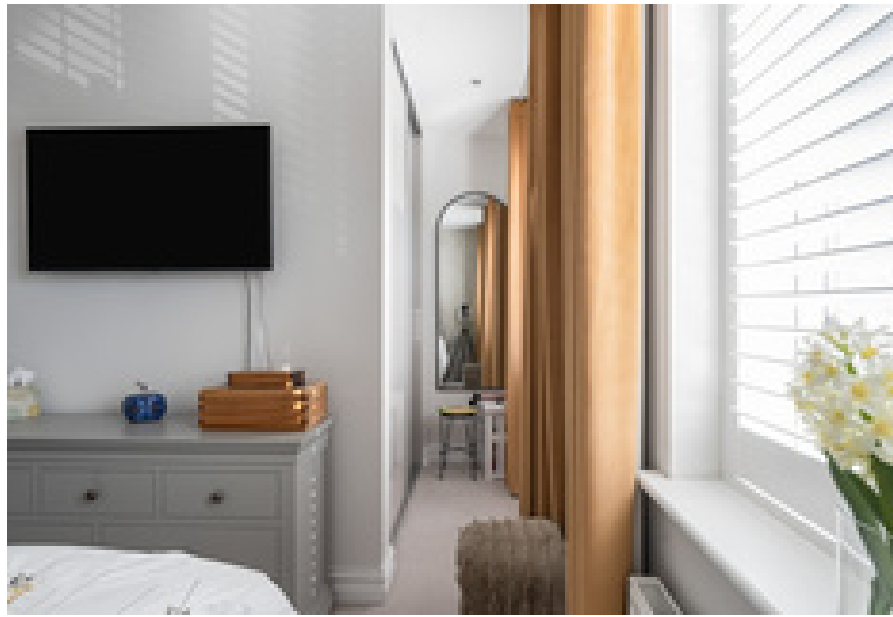


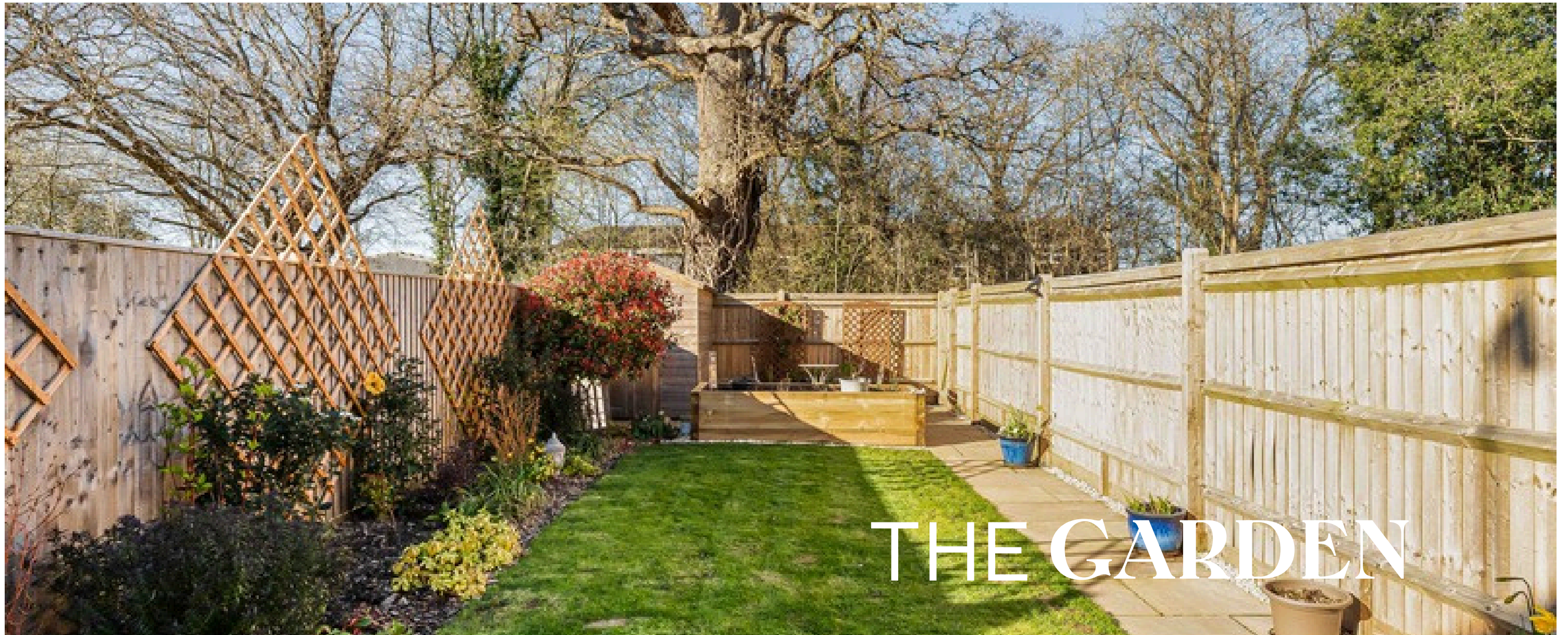
Running across the rear of the house, the living / dining room is the main focal point. It is a generous room with a natural division between seating and dining space, and doors open directly onto the garden. Rooflights above make a noticeable difference here, drawing in additional light and helping the room feel open and connected to the outside. This is the part of the house that is likely to do most of the heavy lifting day to day, and it does that well.



FIRST FLOOR

The principal bedroom has its own en suite shower room, dressing area and recently fitted shutter blinds. There are two further bedrooms, both usable as bedrooms, guest space or home working depending on need. The family bathroom is finished in a modern style, consistent with the rest of the house.





THE GARDEN



The rear garden has been landscaped and feels established for a recently built house. There is a patio directly off the back of the property and another section at the bottom of the garden, with lawn beyond and planted borders softening the edges. It is a manageable space, but one that still gives enough room to sit out and entertain. A timber garden store adds further practicality.

Lorimer Avenue forms part of the Leighwood Fields development by Berkeley Homes, positioned on the edge of Cranleigh with convenient access into the village either through the nearby country park or along the Downs Link. The setting feels established and well planned, with a smart street scene and a sense of order across the development.





 Chantries & Pewleys

01483 347888

Cranleigh@chantriesandpewleys.com

Brittania House, 133 High Street, Cranleigh, Surrey GU6 8AU