



4 Beagle Lane, Cranleigh
£910,000



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ESTATE AGENT
Est. 1991



4 Beagle Lane

Cranleigh

- Quality detached home by Berkeley Homes
- Four bedrooms
- Principal bedroom with dressing room and ensuite.
- Large open plan kitchen/dining/family with doors to the garden
- South facing landscaped garden
- Driveway parking and single garage.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:



4 Beagle Lane

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A beautifully presented four bedroom detached house situated on the prestigious Leighwood Fields development built by Berkeley Homes in 2024. The property is located in a small lane on a corner plot and enjoys a bright and sunny south facing garden plot. The accommodation is arranged over two floors with a welcoming reception hall, cloakroom, deep walk-in cupboard with fitted storage, large open plan kitchen/dining and family room with central island unit and separate utility room off. On the first floor, there are four bedrooms with the principal bedroom featuring a dressing room with fitted wardrobe cupboards and ensuite bathroom and separate family bathroom completing the first floor. Outside there is a driveway providing parking and leads to a single garage. The rear garden is a lovely feature of the property having been beautifully landscaped with neat gravelled areas for pots plants, timber decked areas and patio interspersed by well stocked flower and shrub borders all enjoying a southerly aspect. There is an attractive pergola providing shade when necessary. There is mature planting on the boundaries providing good levels of privacy. We highly recommend a visit to fully appreciate the quality of accommodation on offer.



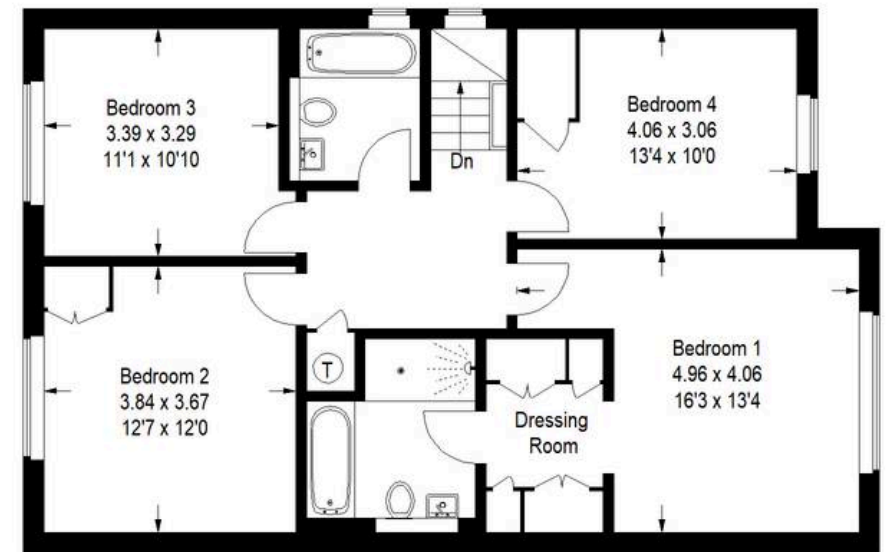


Beagle Lane, Cranleigh

Approximate Gross Internal Area
 Ground Floor = 86.1 sq m / 927 sq ft
 First Floor = 83.3 sq m / 897 sq ft
 Garage = 18.9 sq m / 203 sq ft
 Total = 188.3 sq m / 2027 sq ft



Ground Floor



First Floor

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Roger Coupe Estate Agent

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For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and we have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose.