



22 Mount Road, Cranleigh. GU6 7LT
£725,000



ROGER COUPE
your local property experts


ESTATE AGENT
Est. 1991



- Well presented and extended detached home
- Three double bedrooms
- Two bathrooms
- Impressive kitchen/breakfast room with vaulted ceiling
- Two further reception rooms
- Bright and sunny south facing garden
- Off road parking

Cranleigh is an attractive and vibrant village ideally positioned at the foot of the Surrey Hills, being approximately 20 minutes equidistant from the neighbouring towns of Guildford, Godalming, Horsham and Dorking. London Waterloo can be reached by rail from Guildford with a direct service taking just 32 minutes. Cranleigh has so much to offer with numerous independent and national shops including a Butchers, Fishmonger, Bakery, M&S Food Hall, Sainsburys, Co-Op, Boots and Handyman's Store. There are three pubs and numerous cafe's/coffee shops and a number of restaurants and wine bars. There is also a Thursday market in Village Way car park. There is a vibrant Arts Centre with café and attracts a wide variety of music, performing arts and cinema. Leisure facilities are well provided for with numerous clubs and societies including Cranleigh Golf and Leisure Club, football, rugby and cricket clubs and Leisure Centre with indoor pool, gym and squash courts. Knowle Park is a new 60-acre country park and nature reserve in the heart of Cranleigh, featuring a lake, and an adventure park.

Council Tax band: F, Tenure: Freehold, EPC Energy Efficiency Rating: D, EPC Environmental Impact Rating: D



A well presented and extended detached character home conveniently situated in this popular residential road, close to the village centre. The accommodation is arranged over three floors with a welcoming reception hall, sitting room with an attractive bay window, double sided fireplace with wood burning stove, dining room with wood burning stove, open arch to an impressive bright and airy kitchen/breakfast room with vaulted ceiling, underfloor heating, central island unit and a comprehensive range of fitted cupboards and bifolding doors to the garden. Completing the ground floor, there is a cloakroom. Stairs rise to the first floor where there is a most useful study area on the landing and there are two double sized bedrooms, one with fitted wardrobe cupboards and a modern refitted bathroom. Stairs rise to the top floor where there is a double bedroom and a further bathroom completing the accommodation. Outside, the property is approached via a driveway providing off road parking flanked by lawn with shrub borders around, all set behind low brick walling. Side access to the rear garden, which is a lovely feature of the property being of good size and enjoying a bright and sunny southerly aspect. The garden is well planned with paved patio leading onto lawns with well stocked flower and shrub borders around with garden lighting and irrigation system. Established hedging and fencing forms the boundaries providing good degrees of privacy. At the foot of the garden, there are two garden sheds. The property features newly installed gas fired boiler and double glazing. We highly recommend an early visit to fully appreciate this lovely character property.



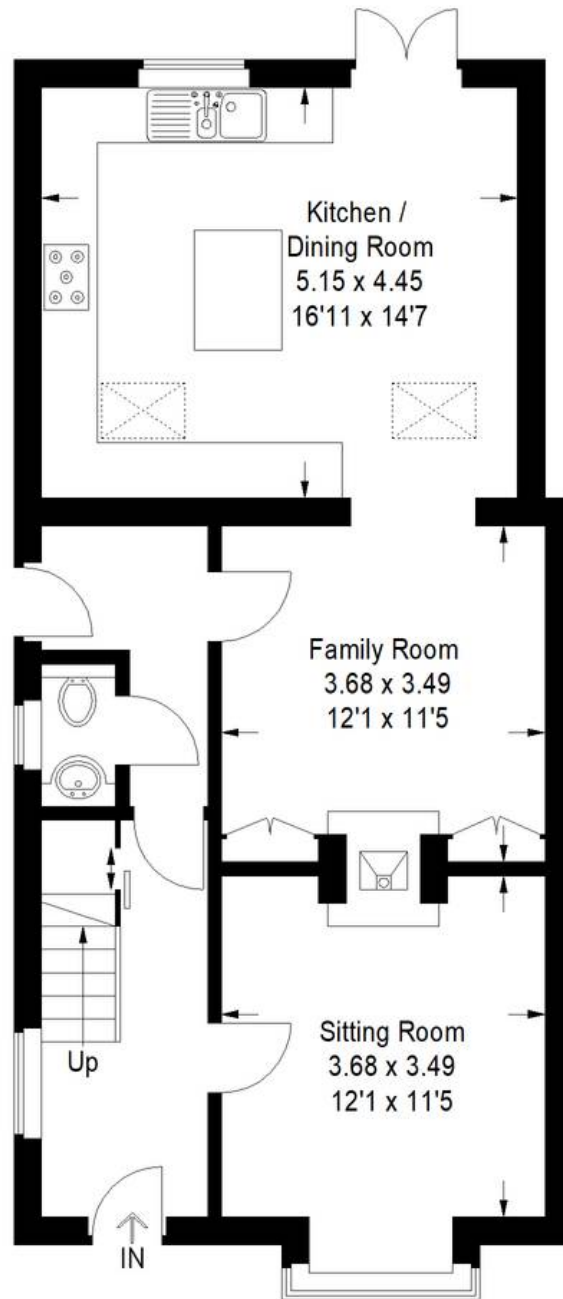


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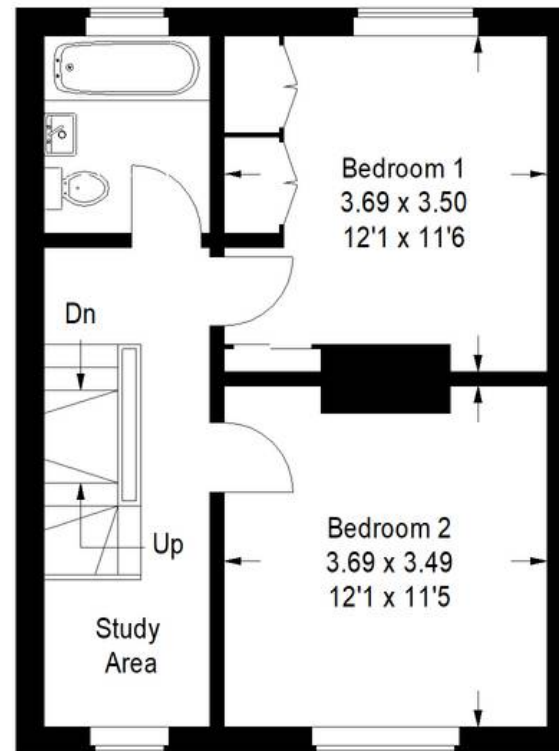
Approximate Gross Internal Area
 Ground Floor = 66.8 sq m / 719 sq ft
 First Floor = 40.9 sq m / 440 sq ft
 Second Floor = 25.2 sq m / 271 sq ft
 Total = 132.9 sq m / 1430 sq ft



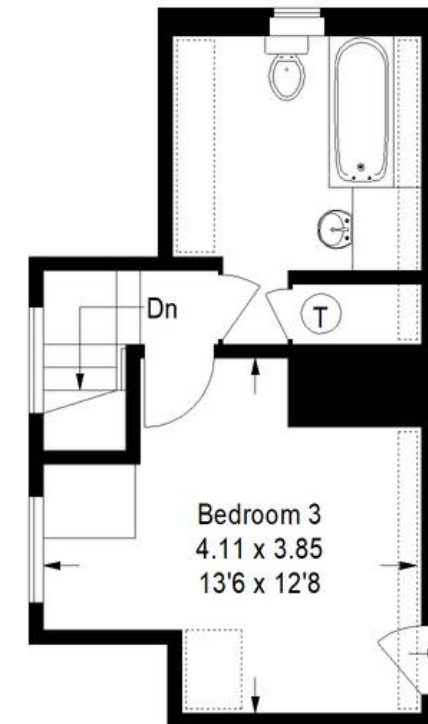
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as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



Ground Floor



First Floor



= Reduced headroom below 1.5 m / 5'0"

Second Floor



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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.