



10 Mead Road, Cranleigh, GU6 7BG

Offers Over £750,000



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10 Mead Road

Cranleigh

- Impressive extended Edwardian semi detached house
- Four bedrooms
- Two bathrooms
- Stunning open plan kitchen/Dining room
- Utility/Cloakroom
- Off road parking for two cars
- South facing garden
- Home office and store

Council Tax band: D Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B

Step into timeless sophistication with this beautifully maintained Edwardian semi-detached house, nestled just a short stroll from the heart of the village. Combining original period charm with thoughtful modern upgrades, this spacious four-bedroom home is the perfect sanctuary for family life. The property has accommodation arranged over three floors having a classic 25' living room with fireplace having wood burning stove and plantation shutters in the bay window, deep understairs cupboard, spacious/utility cloakroom which then leads to a most impressive kitchen/dining room which is the soul of this home and features underfloor heating. A large central island with sleek white countertops offers both functionality and flair.



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Pendant lighting casts a warm glow over grey cabinetry, while the farmhouse sink and open shelving add rustic charm. The dining area seamlessly blends with the outdoors, thanks to generous bi folding doors and ceiling skylights that flood the space with light. Stairs rise to the first floor where there are three bedrooms and a family bathroom with bath having separate shower over and then stairs rise to the top floor where there is a double aspect principal bedroom with luxury bathroom suite with bath and separate shower. Outside, the garden is beautifully kept garden framed by lush greenery. The paved patio is perfect for al fresco meals, and children will love the play-ready lawns and trampoline area. Whether you're sunbathing, gardening, or gathering with friends, this space delivers year-round enjoyment all benefitting from a southerly aspect. Another feature is the home office and store with power and light. We highly recommend a visit to fully appreciate the accommodation on offer.




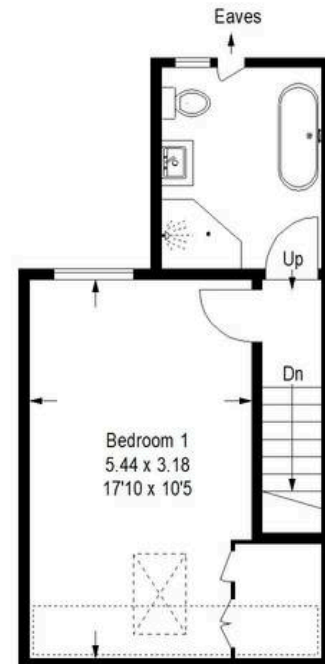
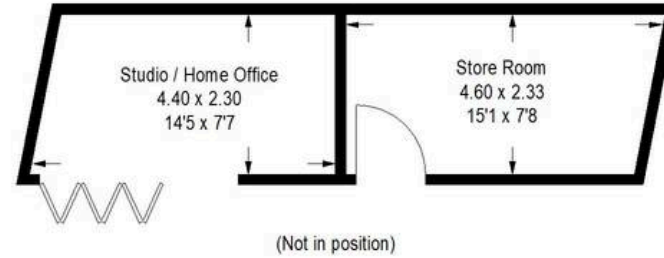
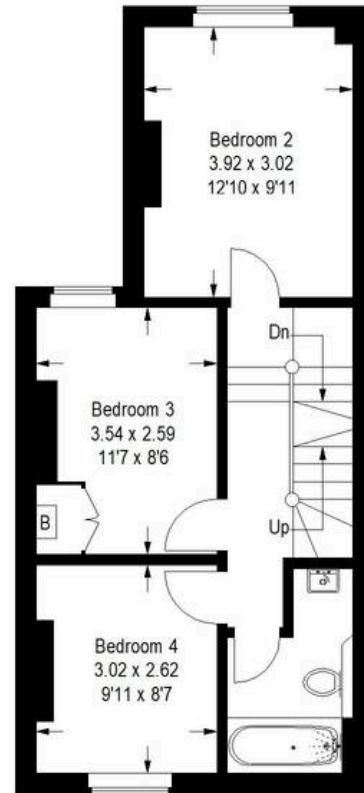
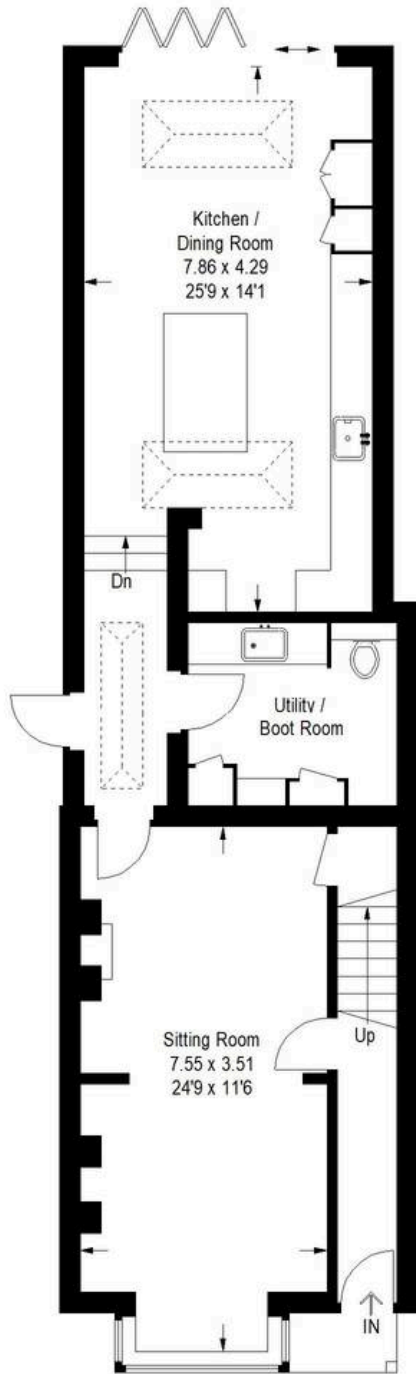


Mead Road, Cranleigh

Approximate Gross Internal Area
 Ground Floor = 79.5 sq m / 856 sq ft
 First Floor = 42.6 sq m / 458 sq ft
 Second Floor = 29.9 sq m / 322 sq ft
 Outbuilding = 20 sq m / 215 sq ft
 Total = 172 sq m / 1851 sq ft



 = Reduced headroom below 1.5 m / 5'0"



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.



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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.