



13 Lashmere, Cranleigh
£675,000



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Est. 1991



13 Lashmere

Cranleigh

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, outdoor performance spaces including an impressive natural terraced amphitheatre and an adventure park. Lovely countryside surrounds the village, perfect for country walks.

Council Tax band: D, Tenure: Freehold, EPC Energy Efficiency Rating: TBA



13 Lashmere

A well presented and extended four bedroom semi detached home situated towards the end of a cul de sac within ½ mile of the village centre. The property has accommodation arranged over two floors with an entrance hall, a sitting room with open fire with log burning stove, dining/family room with bifolding doors leading to the garden, kitchen/breakfast room, ground floor shower room/cloakroom and adjoining utility room. Stairs rise to the first floor, where there is a most impressive principal bedroom suite with vaulted ceiling and ensuite shower room, three further bedrooms and family bathroom. The loft is boarded and is insulated and has a loft ladder, storage cupboards and power sockets. Outside, the property is approached via a brick paved driveway providing plenty of parking for several cars leading to a garage/workshop. The rear garden is a pretty feature of the property with paved patio stepping onto shaped lawns with flower and shrub borders around. There is a further paved patio and pergola at the foot of the garden. At the rear of the property, there is a timber clad covered bar with bifolding doors creating a super additional entertaining area. The garden enjoys a bright and sunny southerly aspect and we highly recommend a visit to fully appreciate the accommodation on offer.

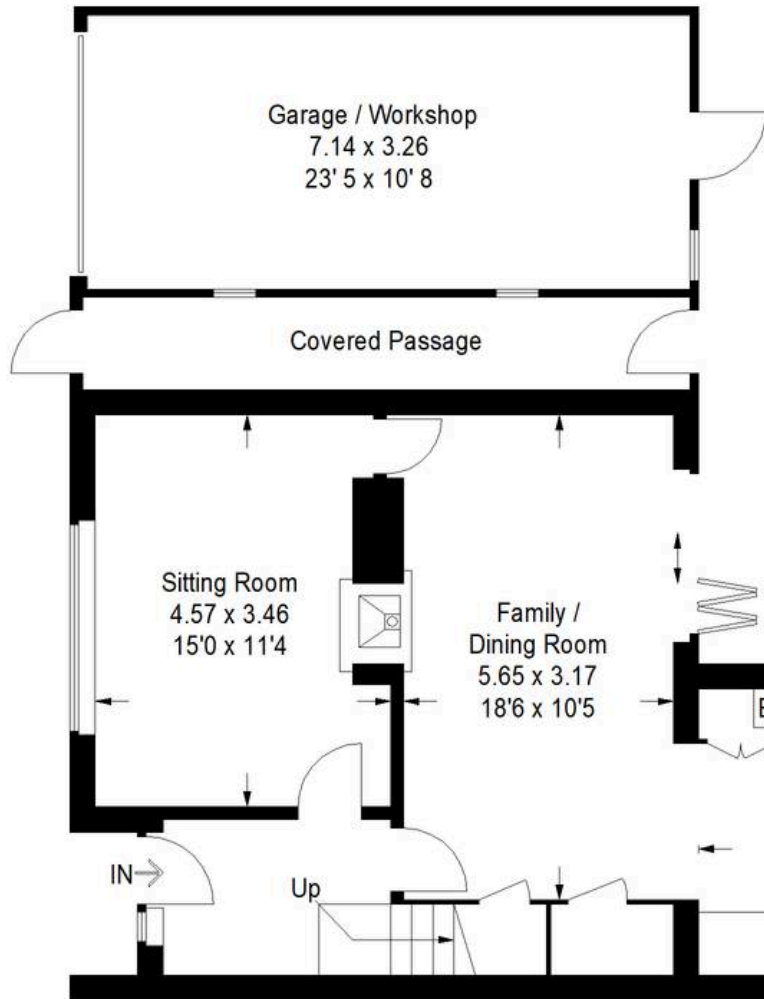
- Well presented and extended semi detached home
- Four bedrooms, Two bathrooms
- Bright and airy reception rooms
- Impressive fitted kitchen/breakfast room
- Covered outside bar
- Plenty of parking and garage
- South facing garden



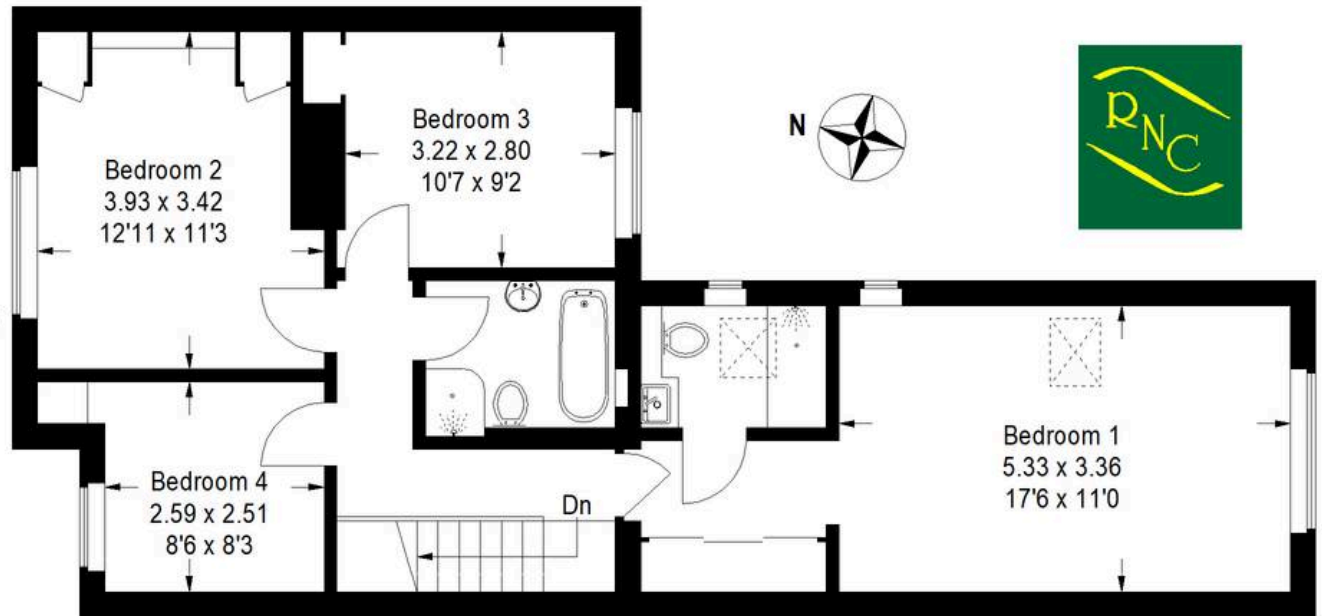


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Approximate Gross Internal Area
 Ground Floor = 71.9 sq m / 774 sq ft
 First Floor = 71.1 sq m / 765 sq ft
 Bar = 19.3 sq m / 208 sq ft
 Garage / Covered Passage = 31.8 sq m / 342 sq ft
 Total = 194.1 sq m / 2089 sq ft



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.



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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.