



Millook New Park Road, Cranleigh

Guide Price **£900,000**



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Millook New Park Road

Cranleigh

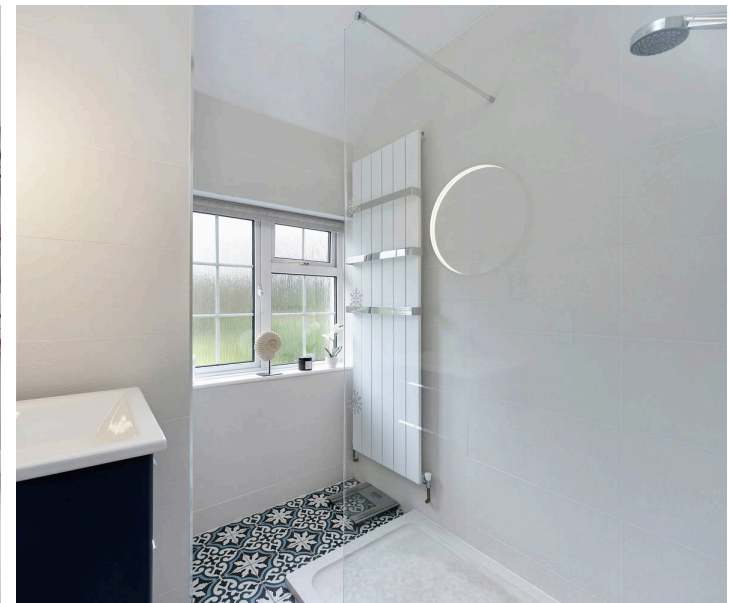
Cranleigh is an attractive and vibrant village ideally positioned at the foot of the Surrey Hills, being approximately 20 minutes equidistant from the neighbouring towns of Guildford, Godalming, Horsham and Dorking. London Waterloo can be reached by rail from Guildford with a direct service taking just 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. 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 and horse-riding pursuits. Council Tax band: G, Tenure: Freehold, EPC Energy Efficiency Rating: D, EPC Environmental Impact Rating: D



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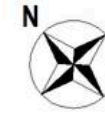
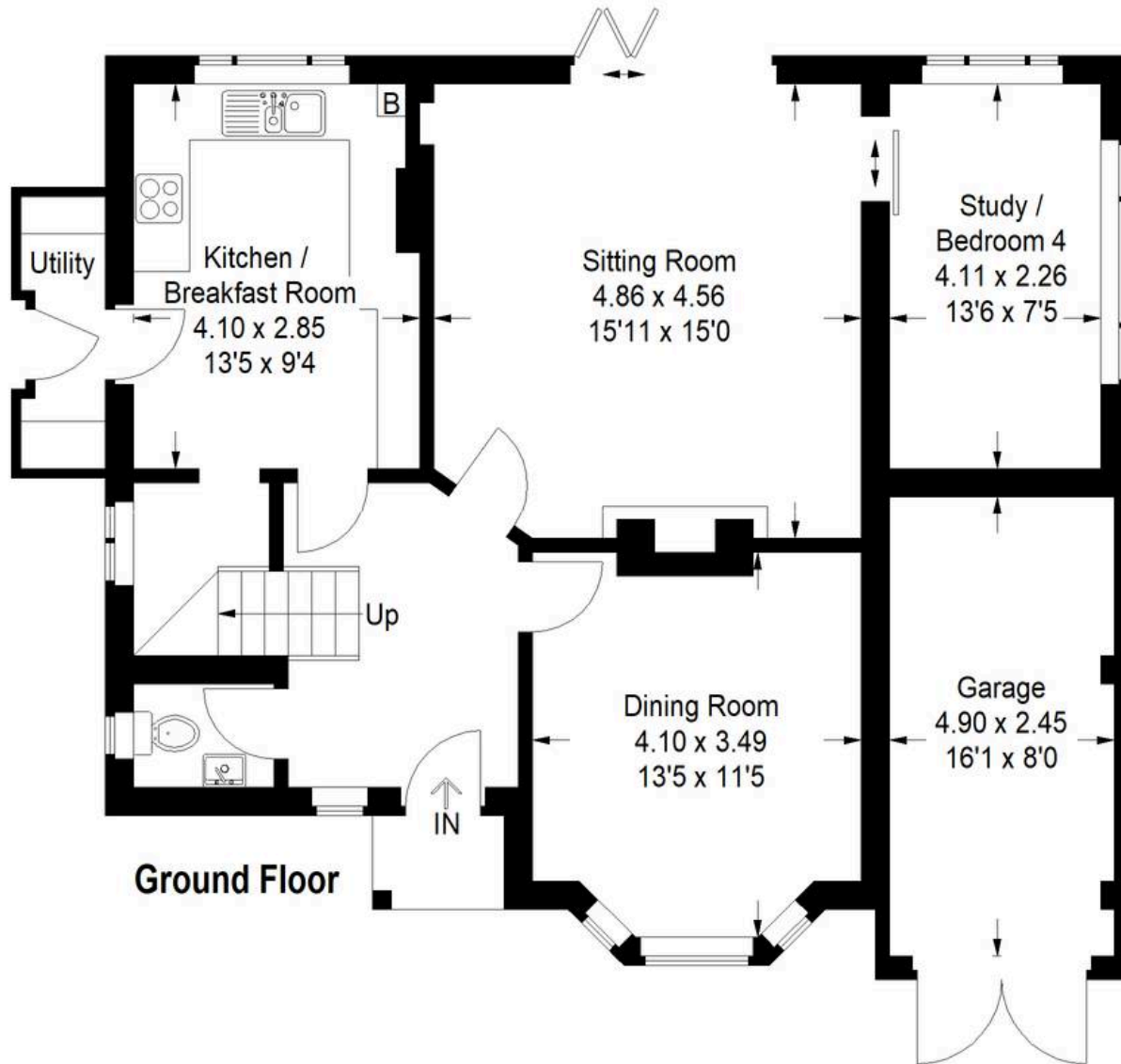
This classic, character detached family home offered for sale for the first time in fifty years, is situated on an exceptional garden plot of approximately 1/3 of an acre in this highly desirable residential road. The property offers huge scope to extend and update subject to the usual planning permissions with adjoining properties having done the same. The accommodation is arranged over two floors with a welcoming reception hall, dining room, cloakroom, good sized sitting room with an adjoining family room/ground floor bedroom four, fitted kitchen and utility area. Stairs rise to the first floor, where there are three good sized bedrooms and a modern refitted family bathroom with separate WC. Outside, the property is approached via a driveway providing plenty of off road parking leading to a single garage and is adjoined by shaped lawns with flower and shrub borders around. Side access extends to the lovely rear garden which is a true feature of the property, being of good size with a paved patio leading onto extensive lawns interspersed by flower and shrub borders and several fruit trees. The property benefits from gas fired heating and double glazed windows. We highly recommend a visit to fully appreciate the potential and location of this property.

- Classic detached family home
- Three double bedrooms
- Three reception rooms
- Stunning 1/3 acre garden
- Potential to extend subject to consent
- Prime residential road

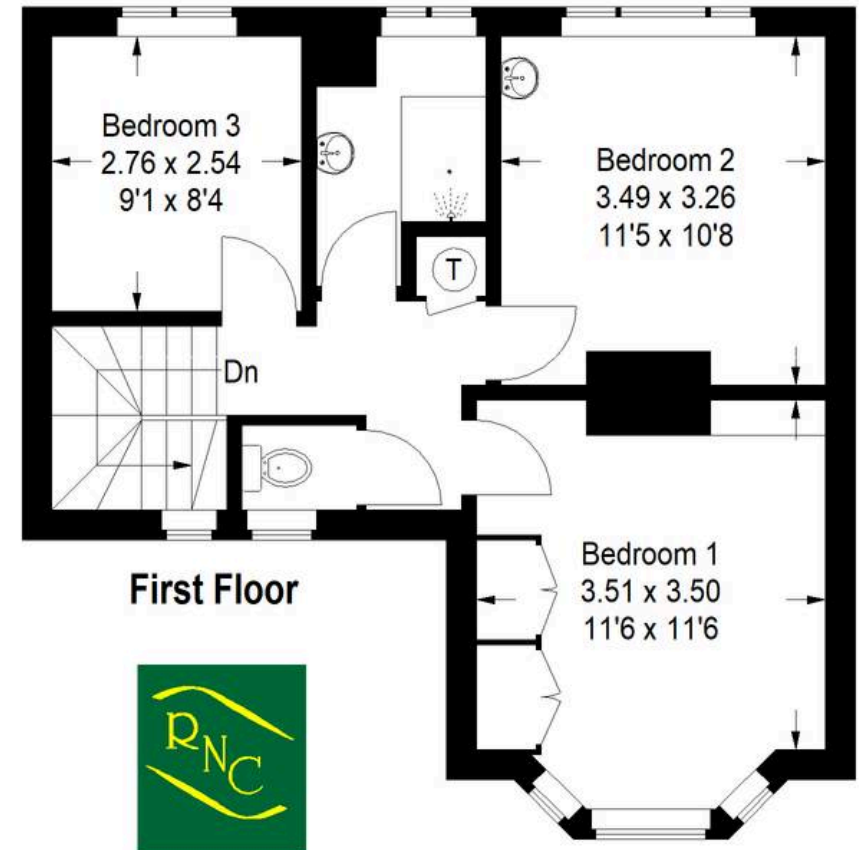




New Park Road ,Cranleigh



Approximate Gross Internal Area
 Ground Floor = 77.1 sq m / 830 sq ft
 First Floor = 46.3 sq m / 498 sq ft
 Garage = 12.0 sq m / 129 sq ft
 Total = 135.4 sq m / 1457 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.



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.