



**38 Marjoram Avenue, Cranleigh. GU6 8GS**

Offers in Region of **£749,500**



**ROGER COUPE**  
*your local property experts*

  
ESTATE AGENT  
Est. 1991



- Well presented detached family home
- Four bedrooms
- Two bathrooms
- Two reception rooms
- Landscaped gardens
- Impressive open plan kitchen/dining family room
- Double garage
- Driveway parking for several cars.

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.



This beautifully presented four bedroom detached family home offers spacious, versatile living accommodation that has been thoughtfully designed to meet the needs of modern family life. There is a welcoming hallway with cloakroom off and a double aspect sitting room. The heart of the home is undoubtedly the impressive open plan kitchen, dining, and family room, featuring contemporary fittings, ample storage, and plenty of space for both every-day dining . This light-filled area creates a wonderful social hub and has double doors to the landscaped garden and patio. Upstairs, the property boasts four well-proportioned bedrooms, each offering a peaceful retreat, with the principal bedroom benefitting from an en suite shower room for added privacy and convenience. A modern family bathroom serves the remaining bedrooms. Outside, the property benefits from a beautifully landscaped garden with enlarged patio, good sized areas of lawns and well stocked flower and shrub borders. The property also benefits from a double garage, offering secure storage or parking, as well as a spacious driveway with ample room for several cars (ideal for families or those who regularly host visitors). Located in a desirable area with excellent access to local amenities, schools, and transport links, this property is perfectly positioned for both convenience and a relaxed lifestyle. We highly recommend arranging a viewing to fully appreciate the quality, space, and welcoming atmosphere this lovely family home has to offer.

Council Tax band: F

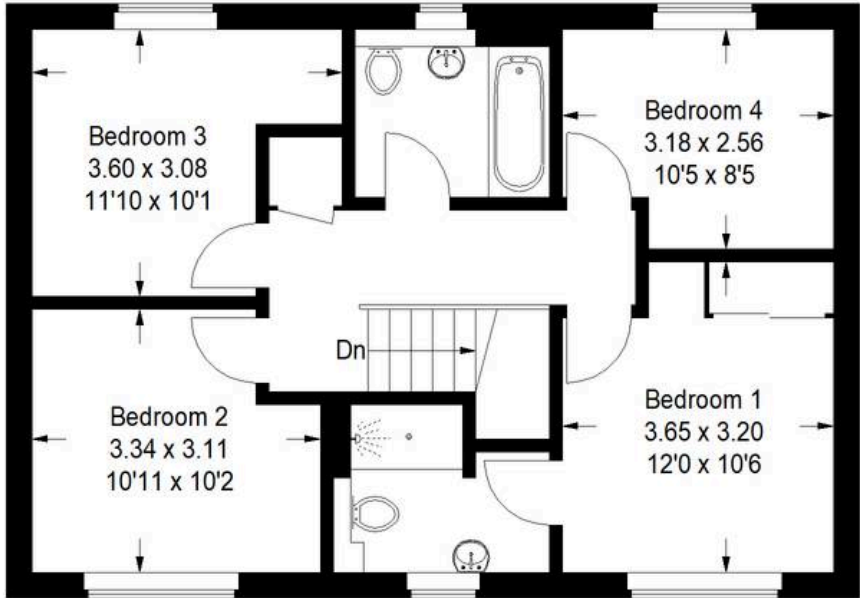
Tenure: Freehold

EPC Energy Efficiency Rating: B



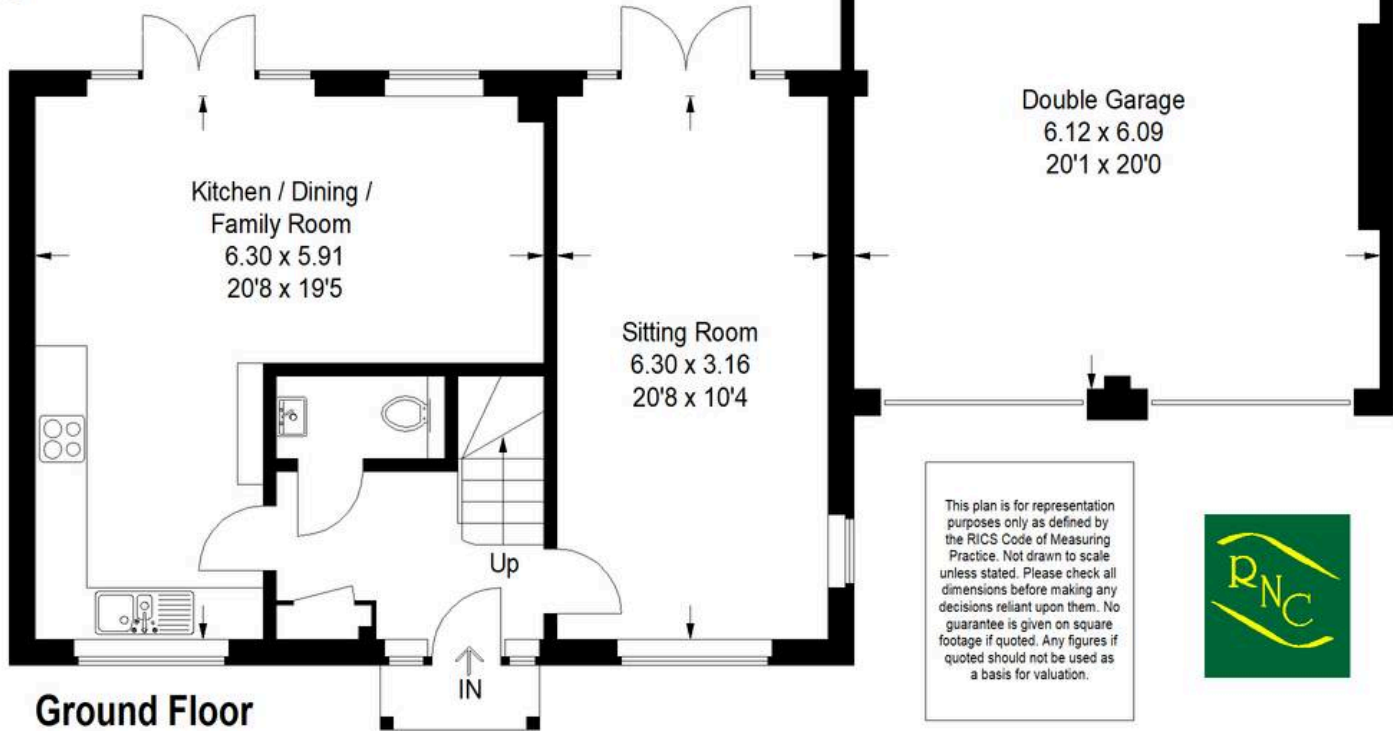


# Marjoram Avenue, Cranleigh



**First Floor**

Approximate Gross Internal Area  
 Ground Floor = 59.1 sq m / 636 sq ft  
 First Floor = 58.6 sq m / 631 sq ft  
 Double Garage = 37.2 sq m / 400 sq ft  
 Total = 154.9 sq m / 1667 sq ft



**Ground 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.