



6 Napper Place, Cranleigh. GU6 8DG
£650,000



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ESTATE AGENT
Est. 1991



6 Napper Place

Cranleigh.

- Four bedroom detached home
- Double aspect Sitting room
- Two bathrooms
- Dining room
- Garage and driveway parking
- Wide corner plot
- No onward chain
- Newly installed gas boiler.

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 and 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. Lovely countryside surrounds the village, perfect for country walks and horse-riding pursuits.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



6 Napper Place

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Spacious Four-Bedroom Family Home on a Generous Corner Plot - Situated in a sought-after location close to the village, this charming four-bedroom family home offers a generous corner plot and gives scope to update kitchen and bathrooms. With accommodation spanning two floors, the property welcomes you with a reception hall, complete with a convenient cloakroom.

The ground floor boasts a well proportioned **dual-aspect sitting room**, extending from front to rear. A dedicated **dining room** provides the perfect setting for family meals and entertaining and a **kitchen/breakfast room** and cloakroom complete the ground floor.

Upstairs, the property features **four well-sized bedrooms**, including a **main bedroom with ensuite shower**, alongside a **family bathroom**. Additional benefits include **double glazing**, **newly installed gas fired boiler**.

Outside, a **tarmacadam driveway** leads to a **double-length garage**, with side access to the **expansive rear garden mainly laid to lawn**.

This property presents an incredible opportunity to update and create a truly special home in a desirable location. Offered for sale **with no onward chain**, we highly recommend a viewing to fully appreciate the space, and potential on offer.



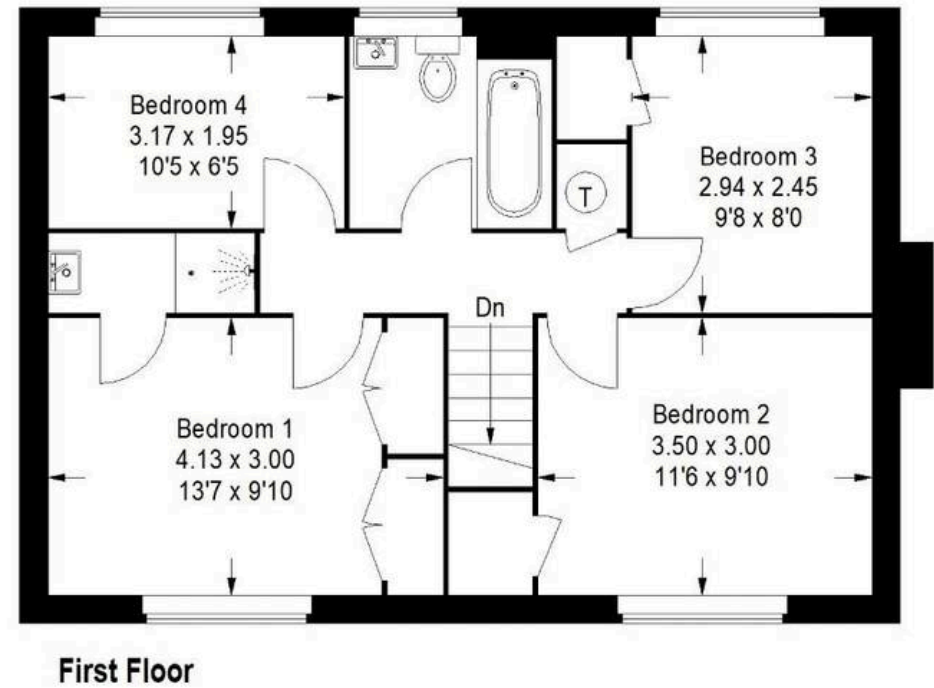
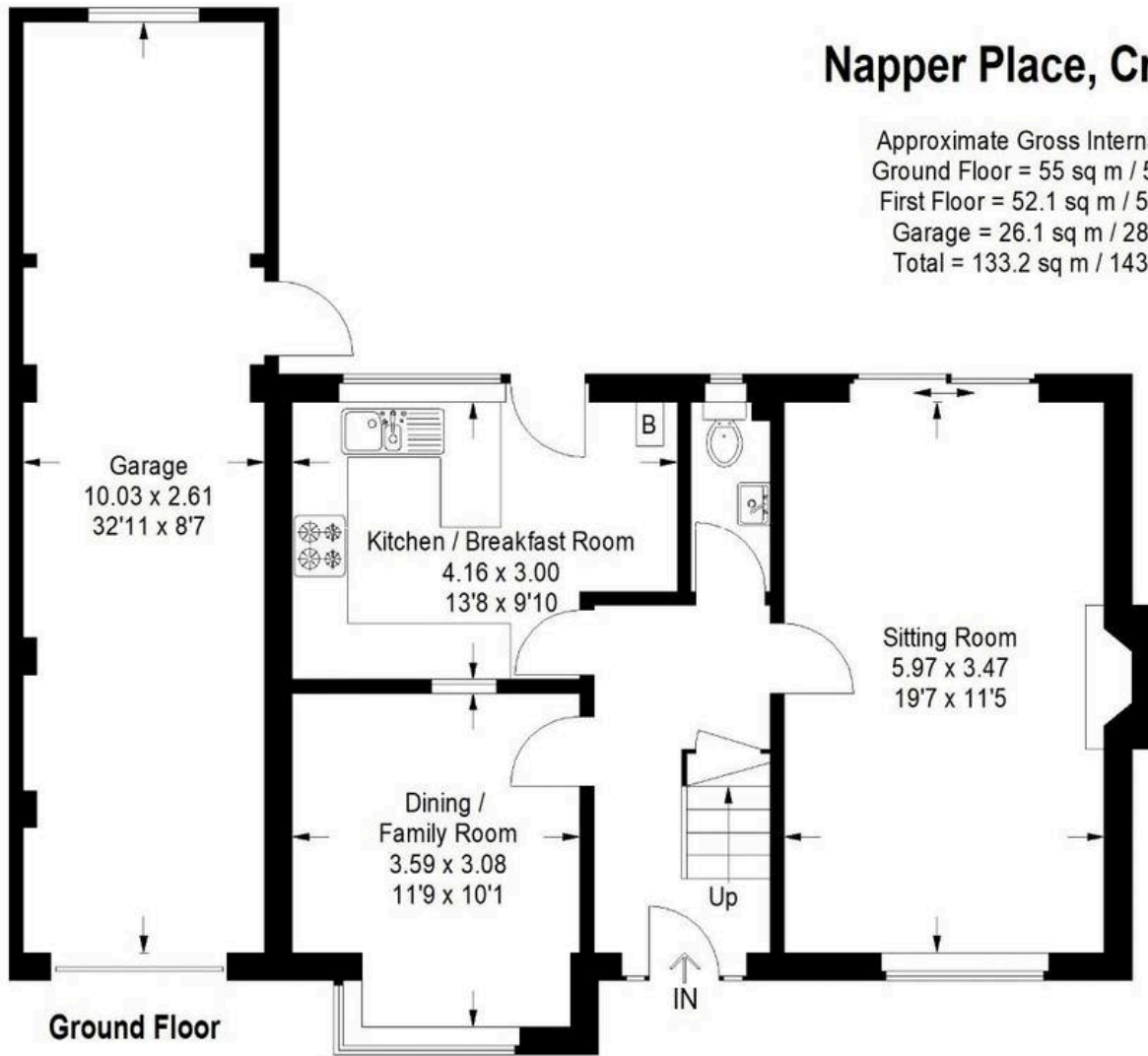


Napper Place, Cranleigh

Approximate Gross Internal Area
 Ground Floor = 55 sq m / 592 sq ft
 First Floor = 52.1 sq m / 561 sq ft
 Garage = 26.1 sq m / 281 sq ft
 Total = 133.2 sq m / 1434 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

Roger Coupe Estate Agent, 151 High Street - GU6 8BB

01483268555 • housesales@rogercoupe.com • www.rogercoupe.com



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.