



Millook, New Park Road GU6 7HJ
Offers In The Region £830,000



ROGER COUPE
your local property experts

ESTATE AGENT
Est. 1991



Millook, New Park Road, Cranleigh

Freehold / EPC: D / Council Tax: G

- Classic Detached Family Home
- Three Double Bedrooms
- Reception Room With Bifold Doors To Garden
- Stunning 1/3 Acre Private Rear Garden
- Potential To Extend Subject To Consent
- Prime Residential Road Close To High Street
- Dining Room & Home Office / Snug
- Driveway Parking For Several Cars

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.

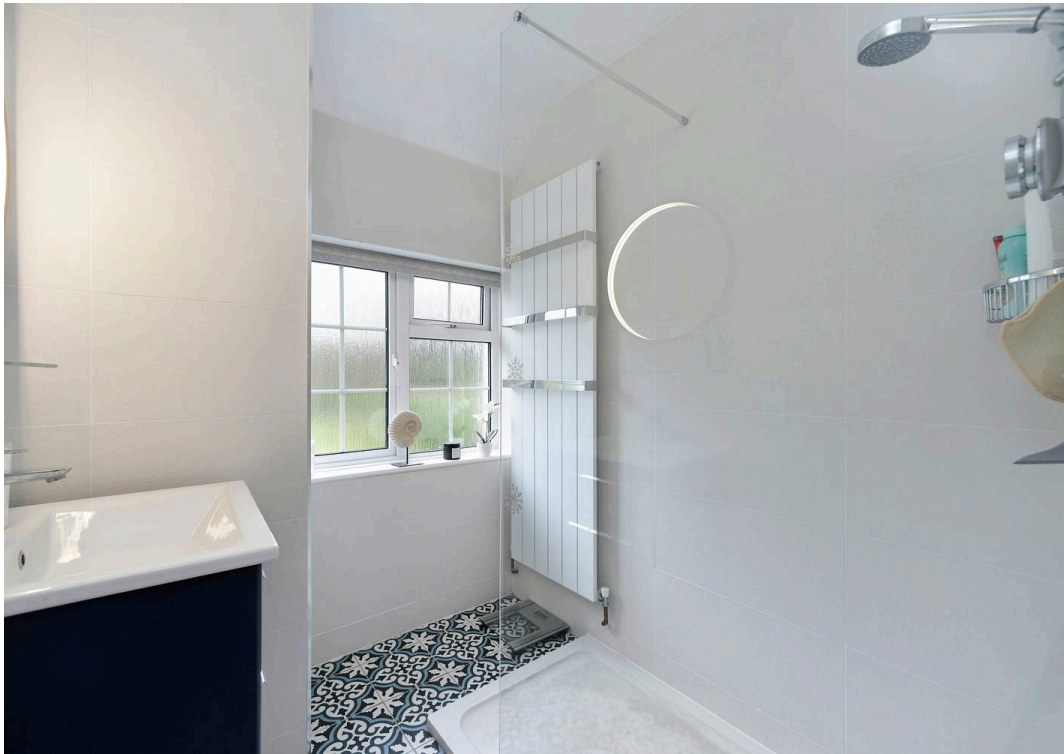


Millook

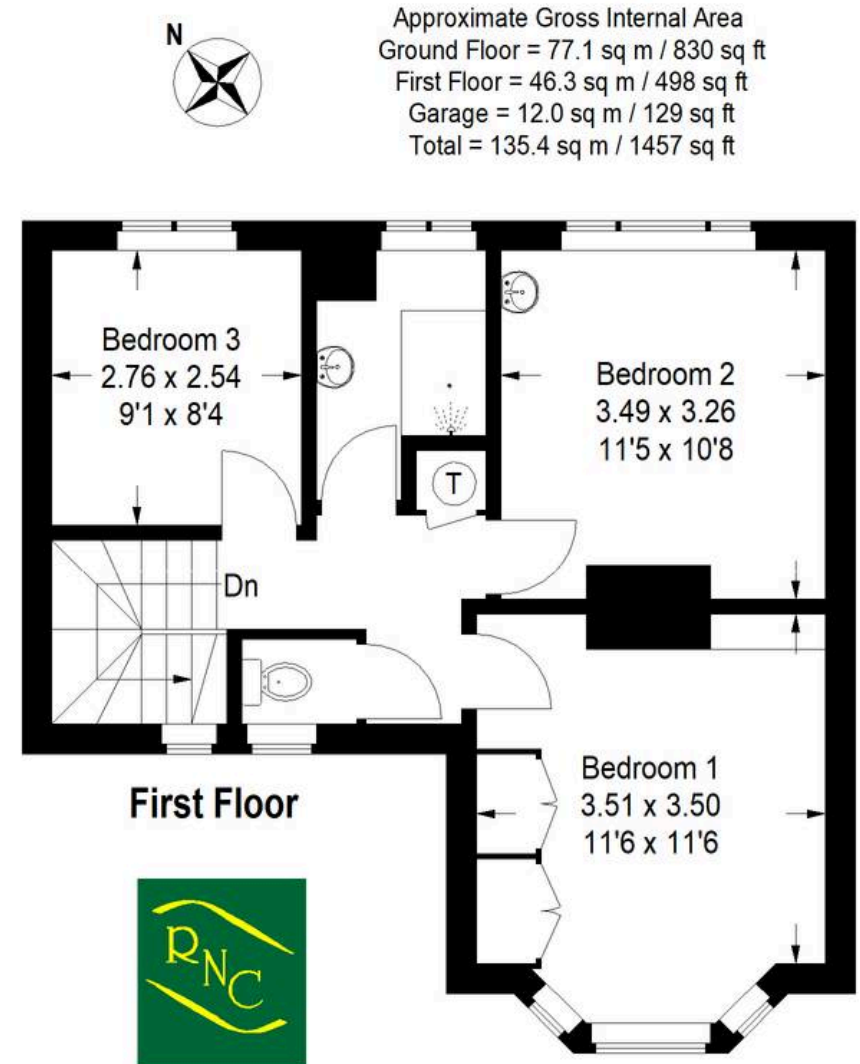
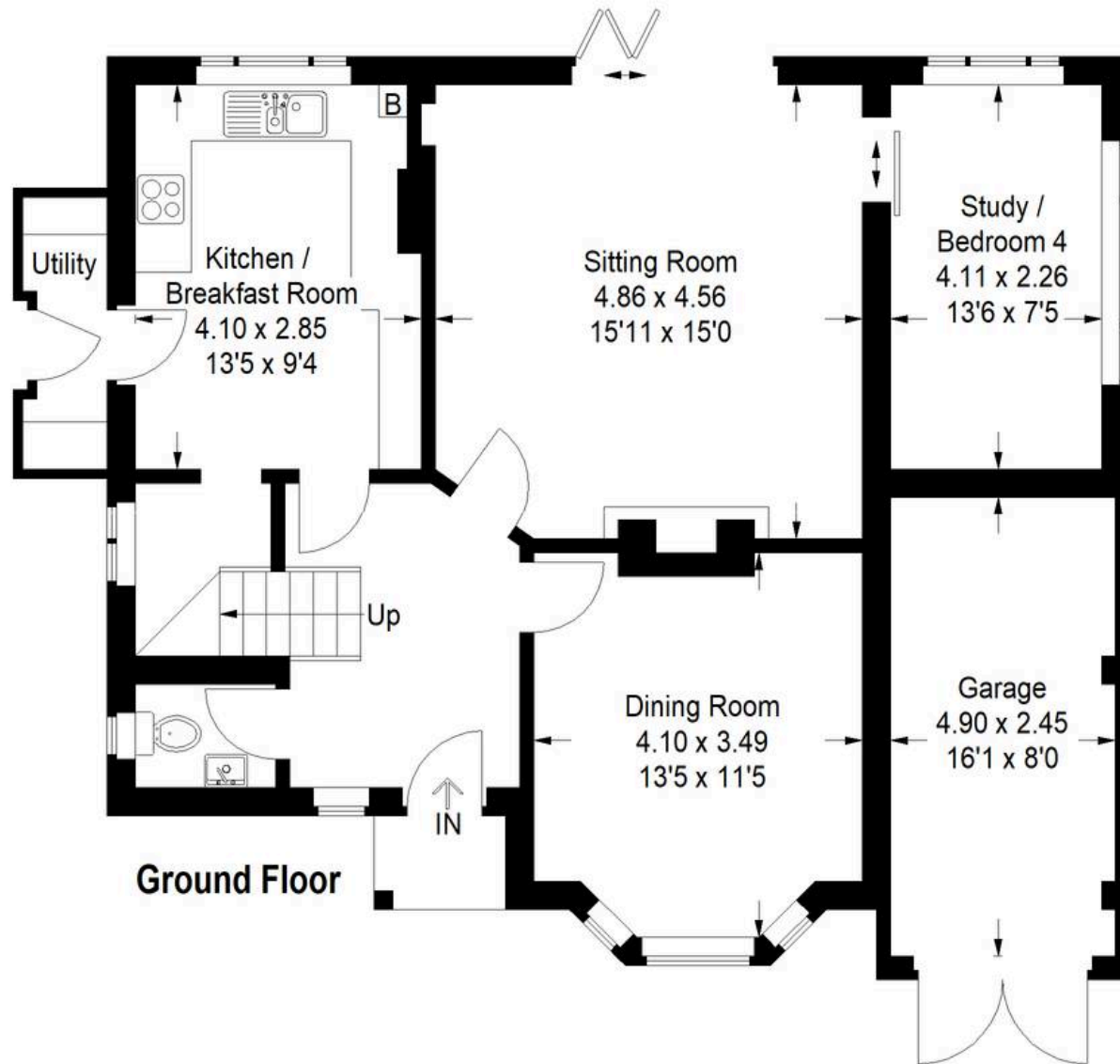
Stairs rise to the first floor, where there are three good sized bedrooms and a modern refitted family bathroom with separate WC. Outside, the property is approached via a driveway providing plenty of off road parking leading to a single garage and is adjoined by shaped lawns with flower and shrub borders 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.

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 pubs, cafe's/coffee shops and a number of restaurants and wine bars. There is also a Thursday market in Village Way car park. Knowle Park is a new 60-acre country park and nature reserve in the heart of Cranleigh, featuring a lake, and an impressive natural terraced amphitheatre and adventure park.





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

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.