

Cassis, New Park Road, Cranleigh GU6 7HJ

Offers Over **£750,000**

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Cassis, New Park Road

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: F, Tenure: Freehold, EPC Energy Efficiency Rating: C, EPC Environmental Impact Rating: C

Cassis, New Park Road

A well presented four bedroom detached home being one of a pair, built in 2013 conveniently situated in this popular residential road, close to the village centre. The accommodation is arranged over two floors and features a good sized sitting room, separate dining room or study, open plan kitchen/breakfast room and cloakroom on the ground floor. Stairs rise to the first floor, where there are four bedrooms with the principal bedroom having fitted wardrobes and an ensuite shower room, bedroom two with built in wardrobe cupboards and ensuite shower room, two further bedrooms, and a family bathroom.

Outside, the property is approached via a tarmacadam driveway providing parking for a couple of cars leading to an integral double garage. The rear garden is a lovely feature of the property enjoying a bright and sunny westerly aspect with paved patio and raised flower bed planters stepping onto lawn. The boundaries are well established with a variety of established shrubs and fencing. The property is offered for sale with no onward chain and we highly recommend a visit to appreciate the accommodation on offer.

- Detached four bedroom home
- Three bathrooms (two ensuite)
- Open plan kitchen/breakfast room
- Sought after residential location
- Close to the village centre
- Double garage
- West facing garden
- No onward chain









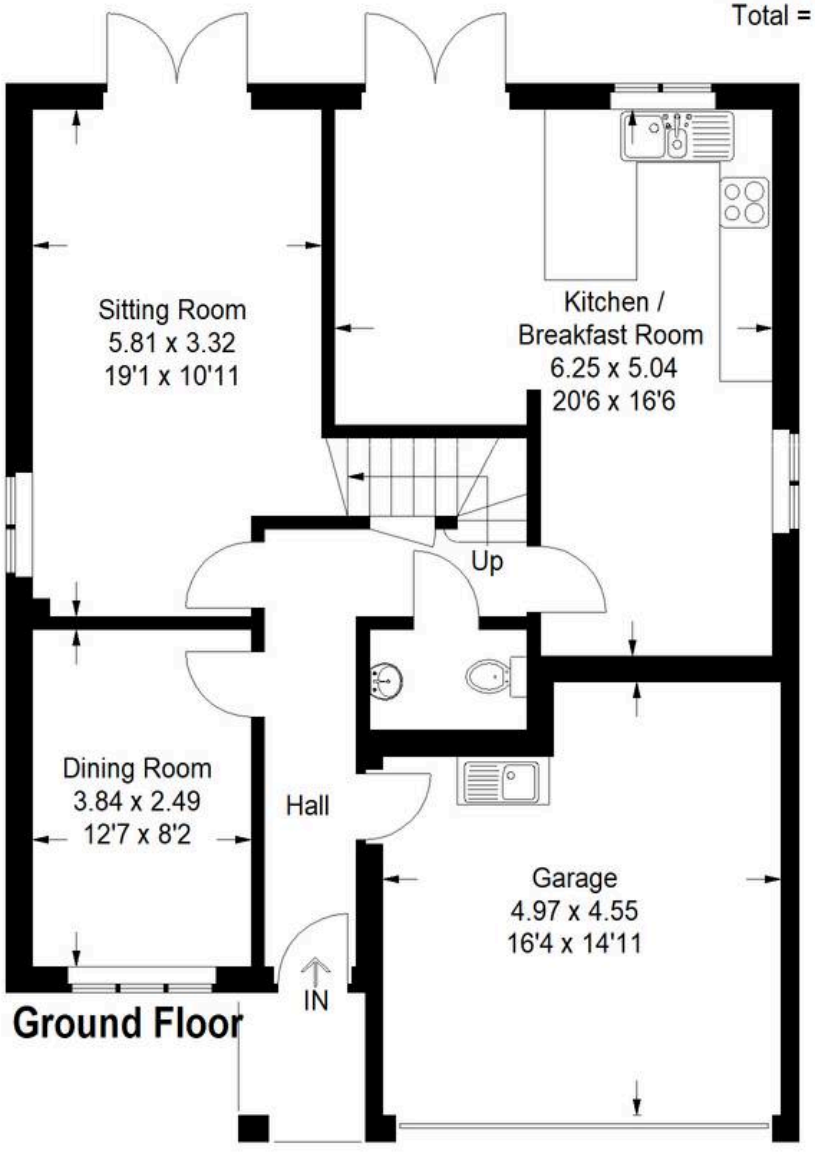


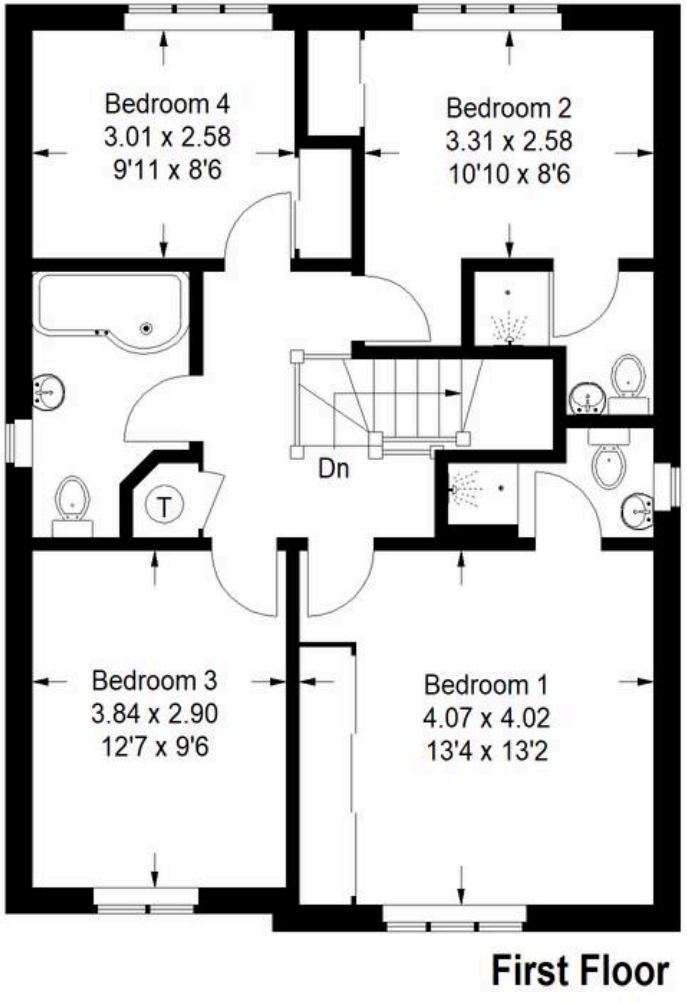




New Park Road, Cranleigh

Approximate Gross Internal Area
Ground Floor (Including Garage)
= 91.7 sq m / 987 sq ft
First Floor = 70.4 sq m / 758 sq ft
Total = 162.1 sq m / 1745 sq ft









This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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.