



7 Newlands, Cranleigh, GU6 8GJ
Asking Price: £995,000



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ESTATE AGENT
Est. 1991



7 Newlands, Cranleigh

Freehold / EPC: B / Council Tax: G

- Impressive Detached Family Home With Immaculate Interior
- Spacious Open Plan Kitchen / Dining / Family Room
- Prestigious Berkeley Homes Development In Town Centre
- Attractive Landscaped Garden
- Garage And Driveway Parking And EV Fast Charger
- South Facing Garden
- Air Conditioning On Both Floors
- Underfloor Heating To The Ground Floor
- Short Walk To Shops And Knowle Park

Set in the prestigious Berkeley Homes development in the heart of the town centre, and adjacent to the 60 acre Knowle Park country park, this impressive four bedroom detached family home combines contemporary elegance with every-day comfort. The immaculate interior is thoughtfully designed for modern living, with a spacious open-plan kitchen, dining, and family room at its heart - perfect for both relaxed family gatherings and stylish entertaining. The fantastic kitchen features high-specification appliances (Bosh & AEG), sleek cabinetry, and generous worktops, seamlessly flowing into the dining and family areas, all enhanced by underfloor heating on the ground floor for year-round warmth.



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A vaulted ceiling with velux windows and bi-folding doors draw in natural light and offer delightful views of the garden, while a separate formal living room with bay window and a feature gas fireplace provides a peaceful retreat.

The first floor accommodation is well configured, comprising an excellent primary suite with its own dressing area and built-in wardrobes, and a stylish contemporary ensuite bathroom with bath and separate walk-in shower. Bedrooms 1, 2 & 3 have the added benefit of recently fitted air-conditioning. Bedrooms two and three are good-sized, rear aspect double bedrooms, and the fourth bedroom would make a convenient home office.

A welcoming entrance hall sets the tone for the home's refined yet inviting atmosphere with a ground floor WC, a built-in cupboard with space for washing machine and tumble dryer, and large understairs cupboard provides more storage space.

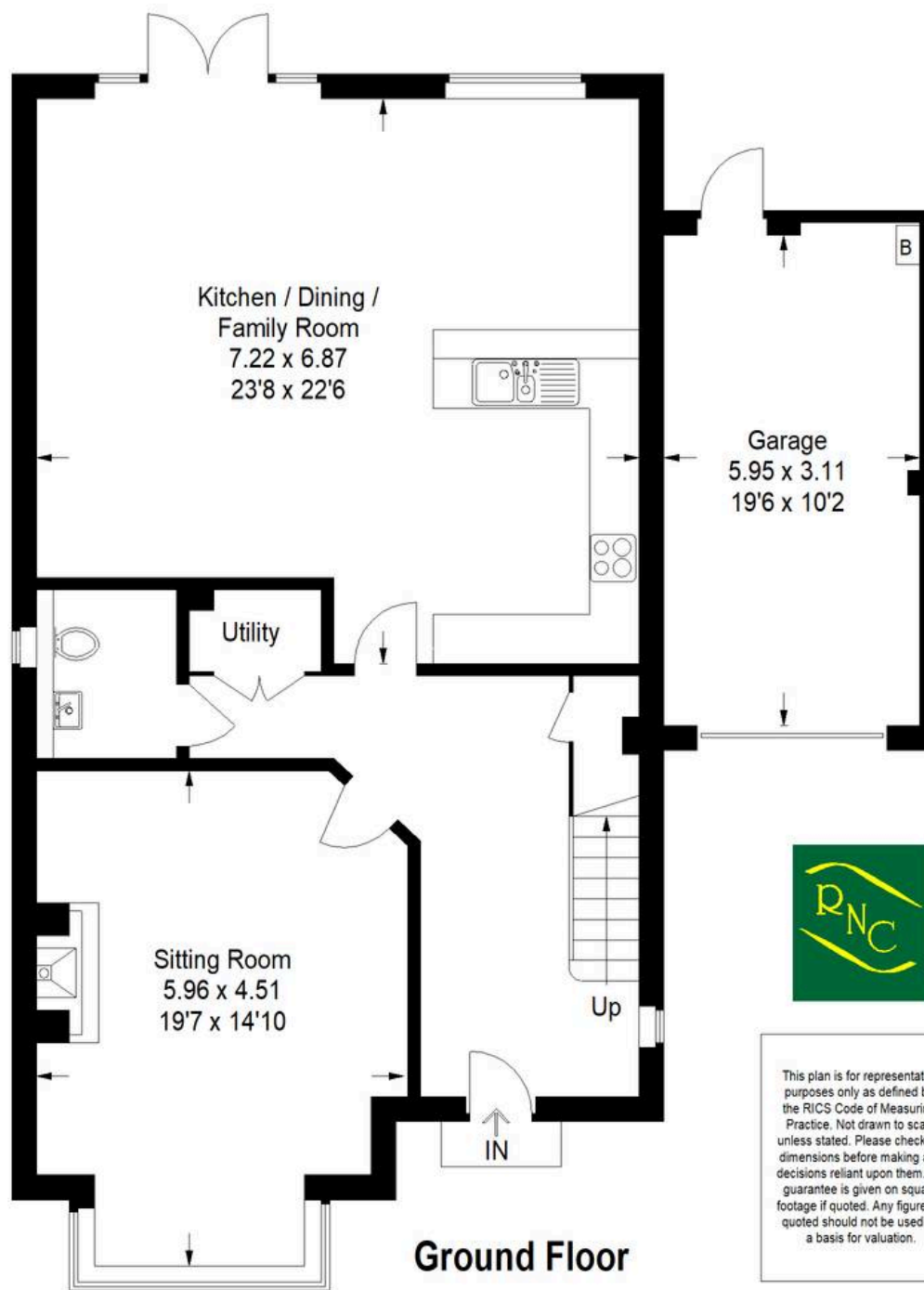
The attractive south-facing garden has been beautifully landscaped to provide a tranquil outdoor haven, with a spacious patio area ideal for al fresco dining and summer entertaining. A lush lawn and carefully selected planting create a sense of privacy and calm, while mature borders offer year-round interest. The garden's thoughtful design ensures easy maintenance, allowing you to enjoy the space with minimal effort. To the front, the property benefits from a private driveway with parking for two cars, a garage providing further secure storage, and the added convenience of an EV fast charger.



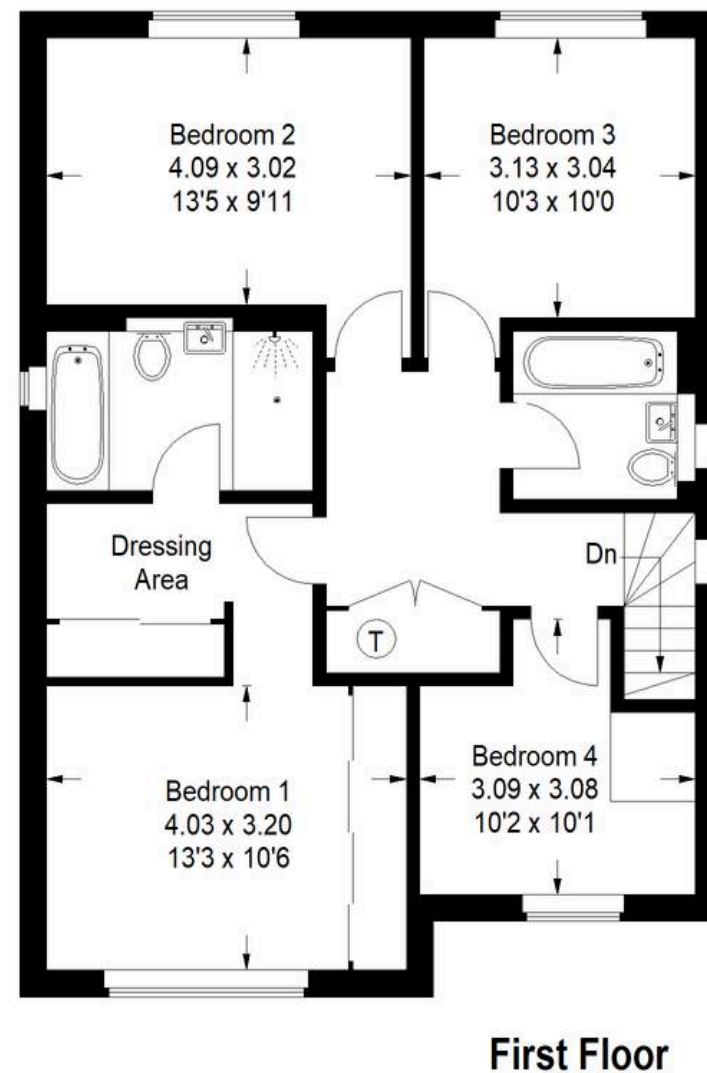


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Approximate Gross Internal Area
 Ground Floor = 95.7 sq m / 1030 sq ft
 First Floor = 73.9 sq m / 795 sq ft
 Garage = 18.8 sq m / 202 sq ft
 Total = 188.4 sq m / 2027 sq ft



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.





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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.