



Halfway House The Ridgeway, Cranleigh  
£1,195,000



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ESTATE AGENT  
Est. 1991



## Halfway House The Ridgeway. GU6 7HR

- Updated and remodelled
- Spacious detached family home
- Six bedrooms
- Two bathrooms
- Sought after residential location
- Two reception rooms
- Garage
- Gardens

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 pursuits.



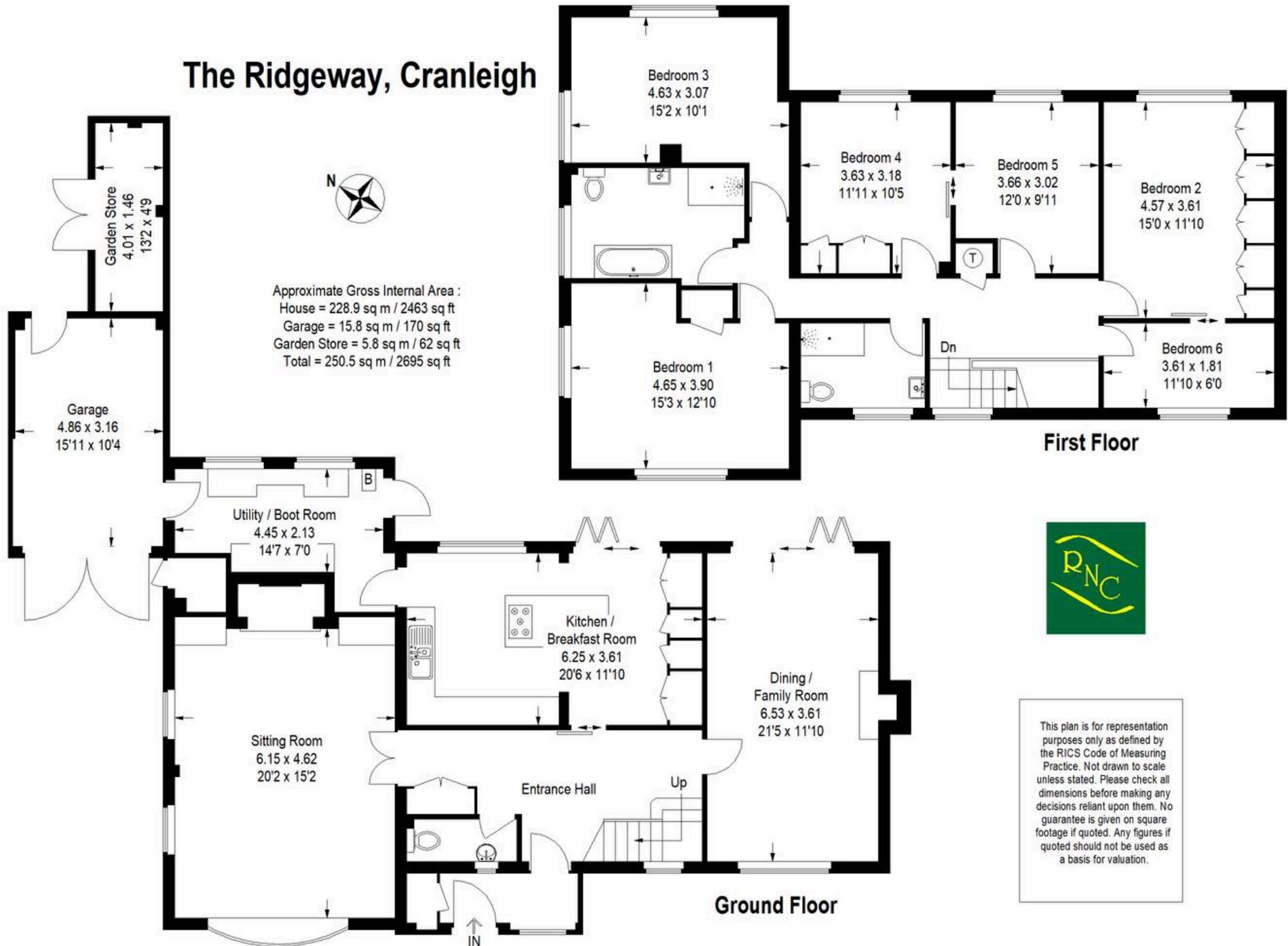
A substantial six bedroom detached family home situated in this highly sought after residential area. The property, over recent years, has been substantially improved and updated and features an adaptable arrangement of accommodation arranged over two floors. There is an enclosed entrance porch leading to a welcoming reception hall with cloakroom off, a large double aspect sitting room with inglenook fireplace and attractive bay window, 20ft dining/family room with bifolding doors to the rear garden. The entrance hall, sitting room and dining room all benefit from beautiful wood block flooring. There is an impressive refitted kitchen/breakfast room with central island unit and a comprehensive range of fitted cupboards and further bifolding doors to the garden. Off the kitchen there is a utility/boot room that in turn leads to the garage. Stairs rise to the first floor, where there are six bedrooms and two refitted bathrooms. Bedroom Two has a comprehensive range of fitted wardrobe cupboards and has a sliding door that leads into Bedroom Six and could be used as a dressing room. Outside, the property is approached via an extensive gravel driveway providing parking for at least 4 cars and leads to the garage. Side access to the rear garden which has been beautifully landscaped with a stone patio and adjoining decked area leading onto shaped lawns with retained flower and shrub borders around. There is a substantial garden store to the rear of the garage. We highly recommend a visit to fully appreciate this substantial family home and the flexibility of the accommodation on offer.

EPC: D Council Tax Band: G Waverley Borough Council.





# The Ridgeway, Cranleigh



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](mailto:housesales@rogercoupe.com) • [www.rogercoupe.com](http://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.