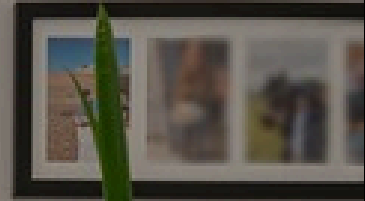


SWEETERS FIELD ROAD

Cranleigh



**Chantries
& Pewleys**

ESTATE AGENTS

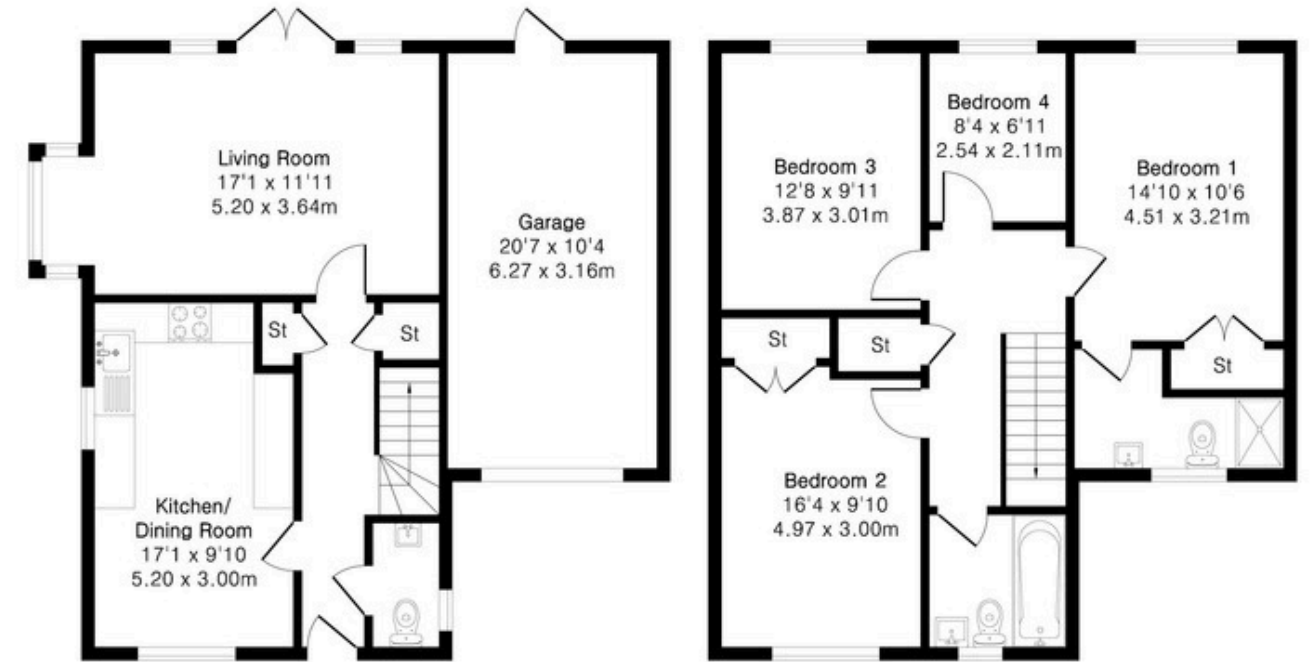


**Approximate Gross Internal Area 1240 sq ft - 115 sq m
(Excluding Garage)**

Ground Floor Area 516 sq ft – 48 sq m

First Floor Area 724 sq ft – 67 sq m

Garage Area 213 sq ft – 20 sq m



Ground Floor

First Floor

AT A GLANCE

- Modern detached home
- South-east facing rear garden
- Rear living room with bay window and garden access
- Separate kitchen and dining room
- Main bedroom with en suite
- Three further bedrooms
- Family bathroom and downstairs W.C.
- Single garage and driveway parking
- Well-maintained development with green space and play area

Tenure: Freehold. Council Tax Band: E . EPC:C

FROM THE AGENT

"The living room sits at the back of the house, which work really well day-to-day. With the bay window and doors opening onto the garden, it naturally becomes the space you gravitate towards – lighter, more connected, and better suited to everyday use.

The kitchen and dining room are set separately off the hallway, keeping the layout more traditional. For some, that clear definition between spaces is exactly what they're looking for, particularly if you don't want everything open plan."

Gavin Amberton
Director



MODERN LIVING

Sweeters Field Road sits within a modern development in Alfold, with areas of shared green space and a children's play area nearby.

The house is positioned within the scheme to feel settled, with the open space accessible without dominating the immediate outlook.

The living room sits at the rear of the house and is the main day-to-day space.

A bay window adds depth and brings in additional light, while double doors open directly onto the garden. This creates a clear connection to the outside and makes the room feel more open in use.

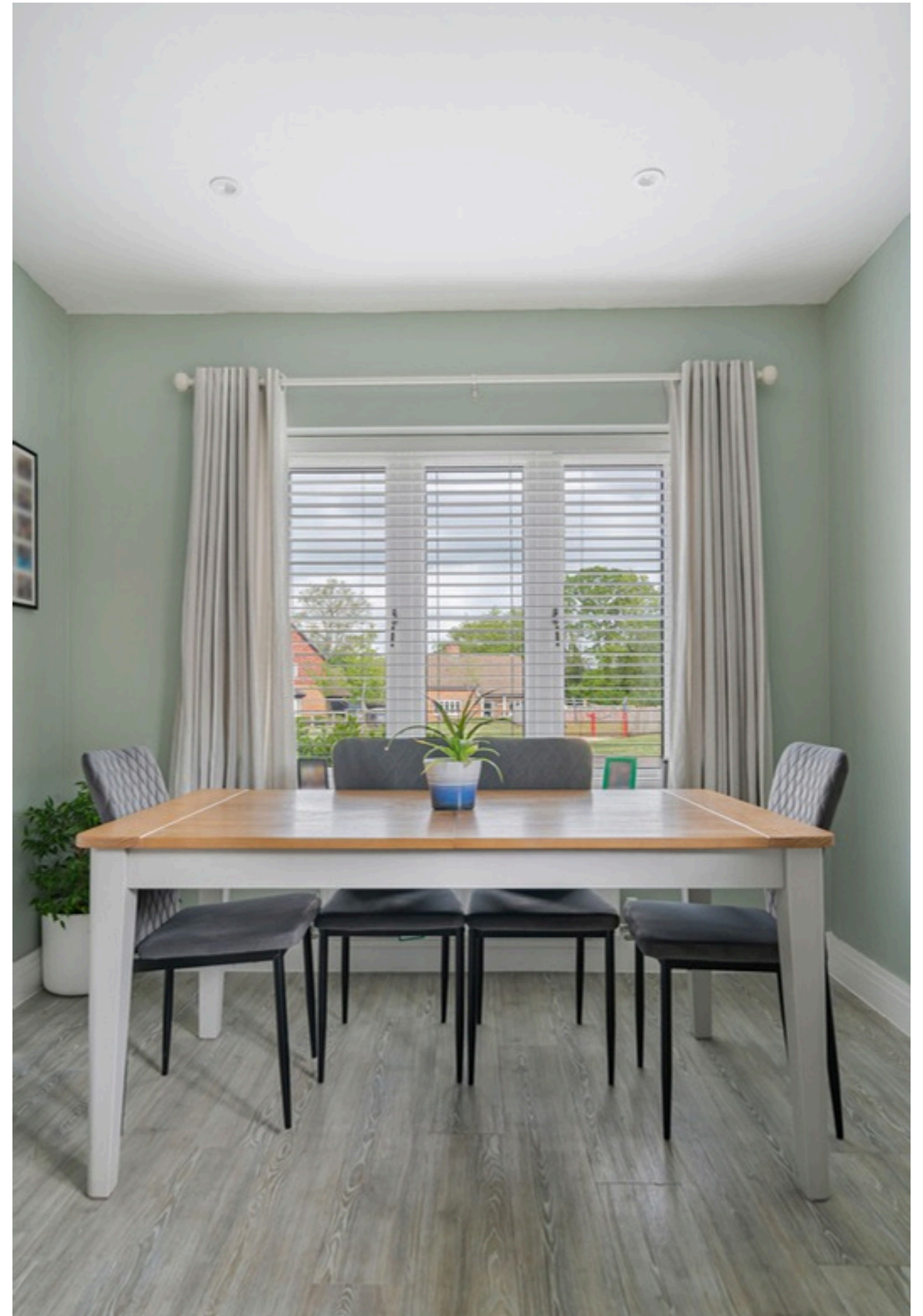


SOCIAL KITCHEN & DINING



The kitchen/dining room sits to the side of the house and is a well-balanced, usable space. It's double aspect, which brings light in from two directions, and the dining area in particular has a more open outlook that gives the room a better sense of space.

The kitchen itself is fitted with modern units, offering good worktop space and storage, along with integrated appliances and a gas hob.



FIRST FLOOR



Upstairs, the main bedroom includes its own en suite shower room and sits to one side of the house.

There are three further bedrooms arranged off the landing, offering flexibility depending on how they are needed.

The family bathroom sits centrally and includes a bath, serving the remaining rooms. A downstairs W.C. is positioned off the entrance hall.





THE GARDEN



The rear garden faces south-east, allowing for good natural light through much of the day.

A patio sits directly outside the living room, positioned to work with the doors, with the rest of the garden extending beyond as open space. This creates a straightforward and usable connection between the main living area and the garden.

A single garage sits alongside the house, with driveway parking in front.





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