



1 Redcroft Walk, Cranleigh
£895,000



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ESTATE AGENT
Est. 1991



1 Redcroft Walk

Cranleigh

- Spacious detached family home
- Four bedrooms
- Two bathrooms
- Impressive open plan kitchen/breakfast room and family room
- Plenty of parking
- In and out driveway
- South facing garden
- Detached garage

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 42 minutes. Said to be the largest village in England, Cranleigh has so much to offer with numerous independent and national shops including Rawlings Butchers, Cranleigh Fish, Celebration Cakes, M&S Food Hall, Sainsburys, Co-Op, Boots, Superdrug and the Handymans Store. Fountain Square is the centre of alfresco entertainment and dining provided by the Richard Onslow pub/boutique hotel, Browns Gin & Tea bar, Pizza Express and Yangaz Café. There is also a Thursday market in Village Way car park.

Council Tax band: G

Tenure: Freehold * EPC: C



1 Redcroft Walk

Cranleigh

A substantial and extended four bedroom detached family home, conveniently situated in a small cul de sac within a short level walk of the village centre. The property is approached via a brick pavia in and out driveway providing plenty of parking leading to a detached garage.

Entrance porch leading to a spacious dining reception hall, large double aspect sitting room with fireplace, open plan modern refitted kitchen/breakfast room opening into a family room and a utility room and cloakroom complete the ground floor. On the first floor, there are four good sized bedrooms with the principal bedroom benefitting from a modern ensuite shower room, three further bedrooms one having access to large eaves storage area and bedroom four/dressing room with fitted cupboards. A modern fitted family bathroom completes the first floor.

Outside, the gardens to the rear have been beautifully landscaped being mainly paved interspersed by raised flower and shrub borders, all enjoying a southerly aspect. The boundaries are formed by modern fencing providing good levels of privacy. We highly recommend a visit to this spacious family home to fully appreciate the accommodation on offer and the property's convenient location.



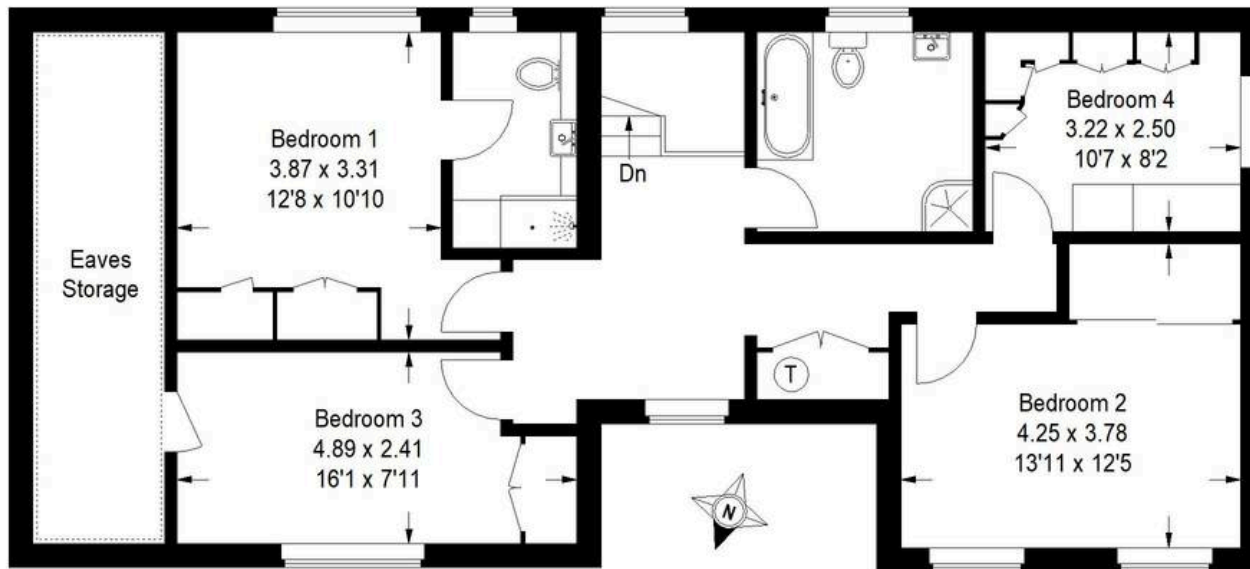


Redcroft Walk, Cranleigh

Approximate Gross Internal Area
 Ground Floor = 99.6 sq m / 1072 sq ft
 First Floor = 89.6 sq m / 964 sq ft
 (Including Eaves Storage)
 Garage = 27.5 sq m / 297 sq ft
 Total = 216.7 sq m / 2333 sq ft

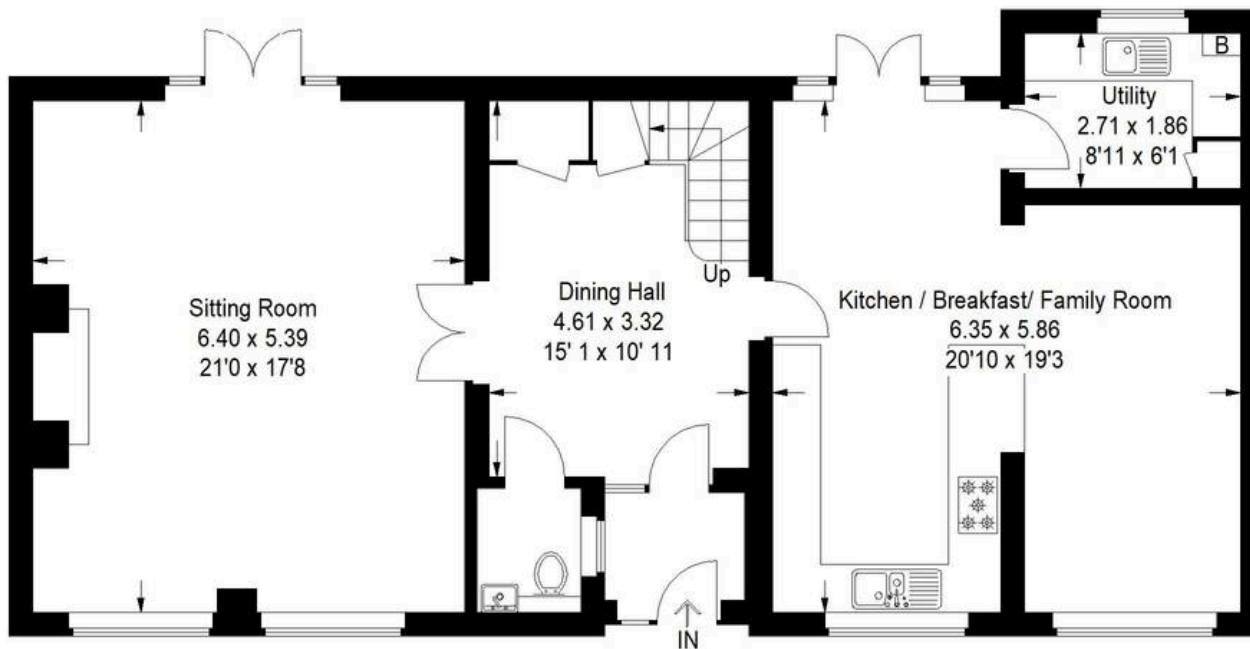


This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



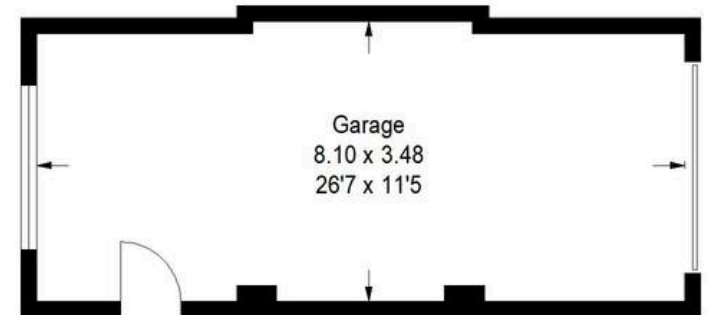
First Floor

= Reduced headroom below 1.5 m / 5'0'



Ground Floor

Dining Hall



(Not in position)



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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.