



2 Cox Way, Cranleigh. GU6 7FZ
£1,075,000



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ESTATE AGENT
Est. 1991



- Extended family house
- Four double bedrooms
- Three Bathrooms
- Four reception rooms
- Large open plan kitchen/dining/family room
- Impressive principal bedroom with ensuite and Juliette balcony
- Large south facing garden plot
- Double garage
- Car charging point

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.



**** COMING SOON! -** An extended four bedroom detached house situated on one of the largest south facing garden plots on this popular modern development by Cala Homes situated on the semi rural edge of the village yet being within a walking distance of the village centre. The property offers a most adaptable arrangement of accommodation with a welcoming reception hall, study and playroom, large front to back sitting room with doors to the garden, impressive open plan, kitchen/dining room and family room with bifolding doors to the garden. A utility room and cloakroom complete the first floor. On the first floor there is a beautiful double aspect principal bedroom with dressing area and fitted cupboards and a Juliette balcony, completed by an ensuite bathroom. There are three further double bedrooms and a family bathroom. Outside, which is one of the super features of this home, you are greeted by a large driveway with parking for four/five cars and leads to the double garage. Side access to the rear garden which has been beautifully landscaped with porcelain tiled patio with flower beds around leading onto extensive lawns with shrub borders around. All is complimented by its bright and sunny southerly aspect. We highly recommend an early viewing to fully appreciate the quality and space on offer.

Council Tax band: F

Tenure: Freehold

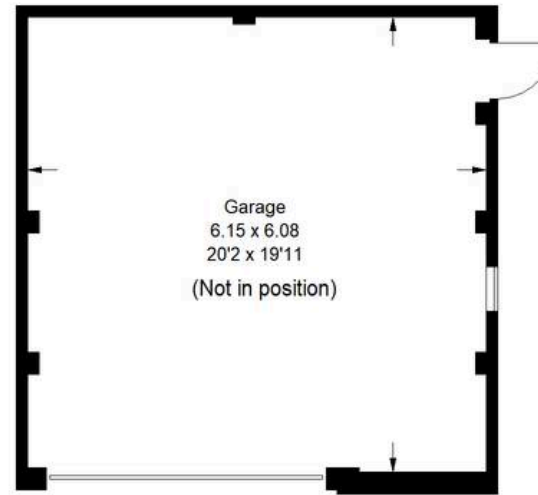
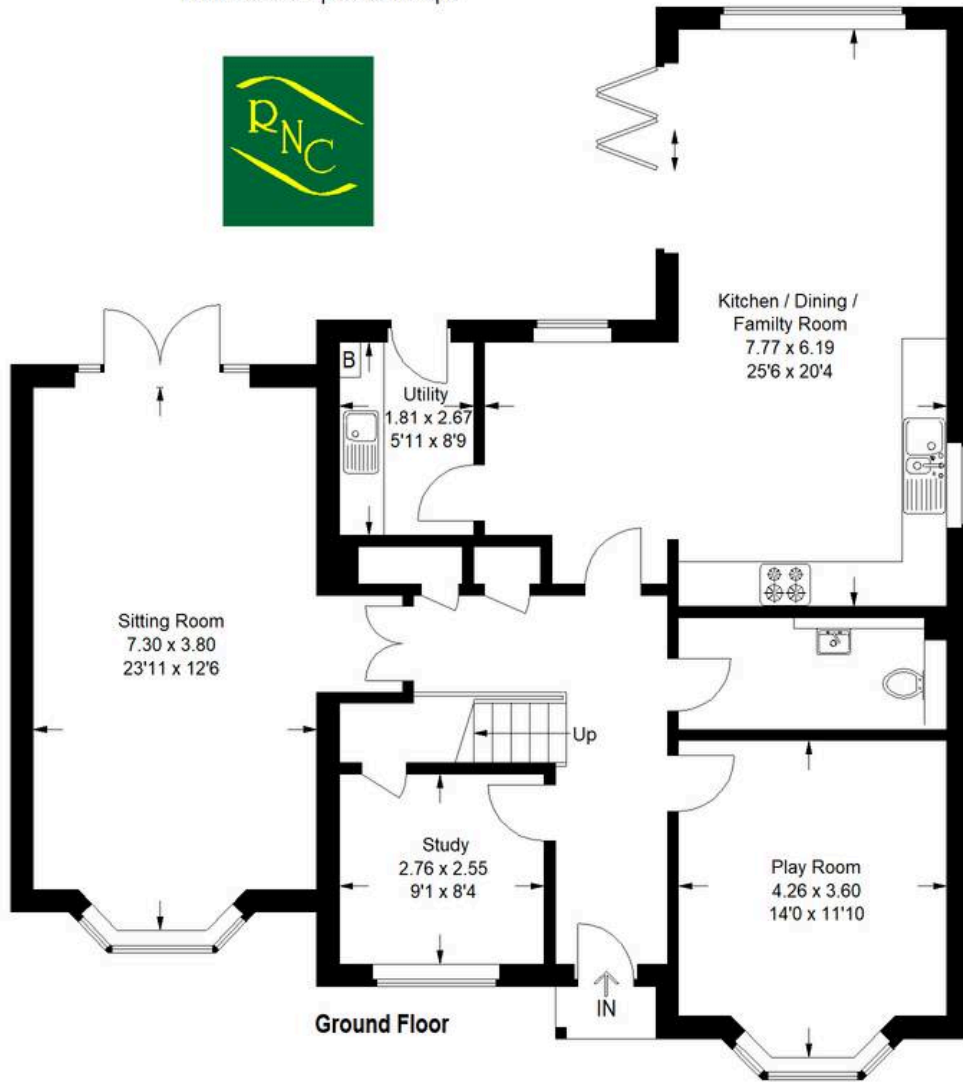
EPC Energy Efficiency Rating: B



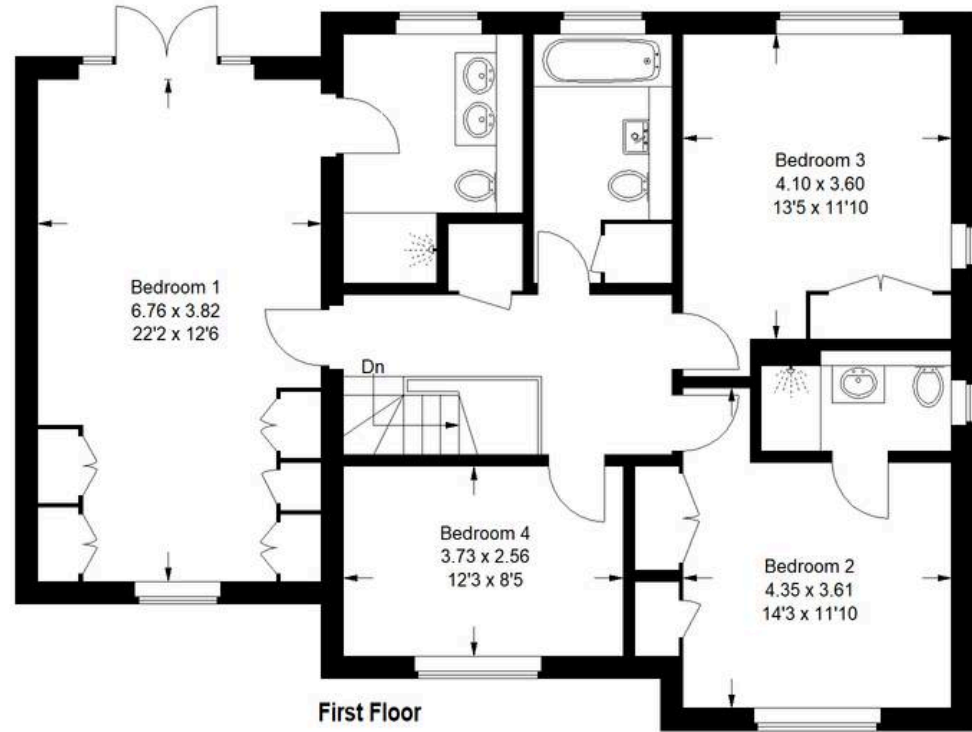


Cox Way, Cranleigh

Approximate Gross Internal Area
 Ground Floor = 116.5 sq m / 1254 sq ft
 First Floor = 98.7 sq m / 1062 sq ft
 Garage = 37.2 sq m / 400 sq ft
 Total = 252.4 sq m / 2716 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 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.