



Apple Tree Lodge, Cranleigh
£725,000



ROGER COUPE
your local property experts


ESTATE AGENT
Est. 1991



Apple Tree Lodge, Ewhurst Road

Cranleigh

- No onward chain
- Three reception areas
- Double garage
- Over 2,000 sq ft
- Central village location
- Spacious four bedroom bungalow
- Workshop/Utility Room

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

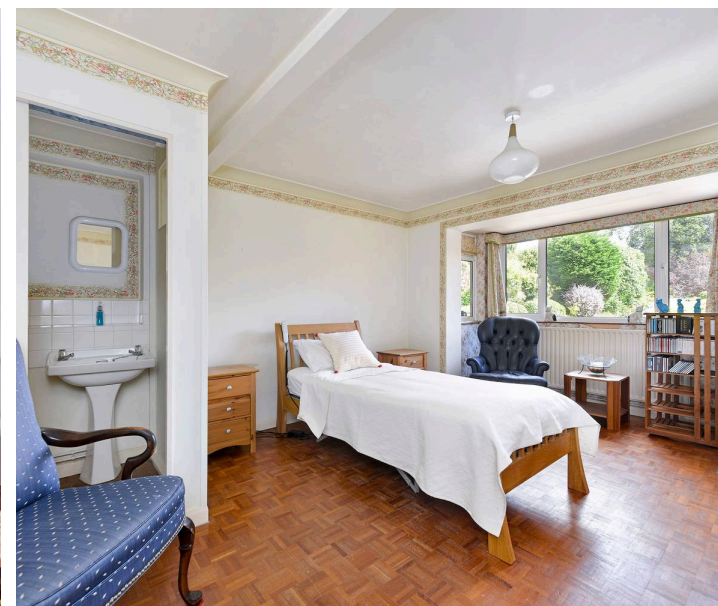
EPC Environmental Impact Rating: D



Apple Tree Lodge, Ewhurst Road

Cranleigh

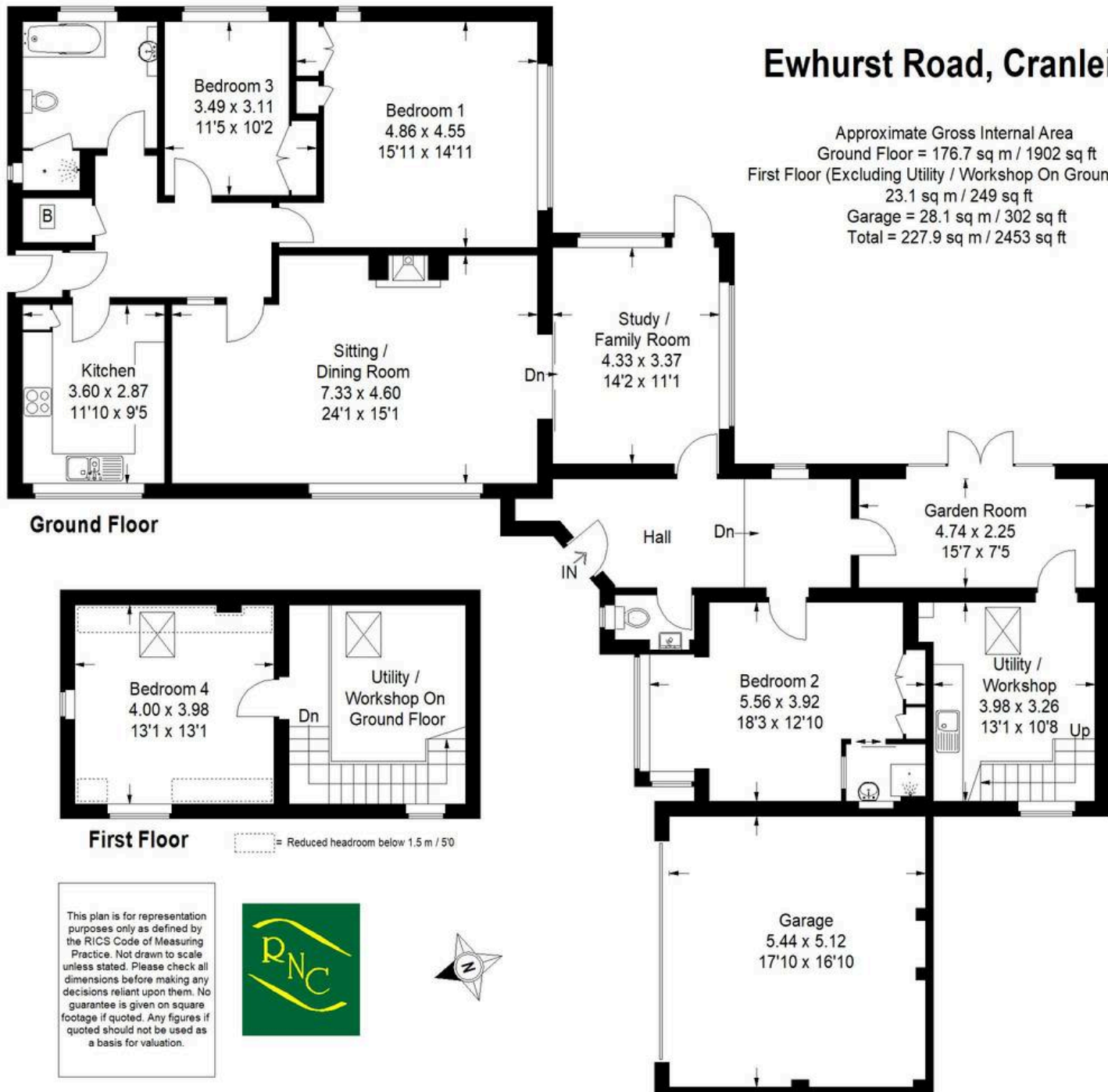
A surprisingly spacious detached bungalow conveniently situated close to the village centre that over the years has been extended and incorporates a former coach house providing additional accommodation. Being some 2,000 sq ft in size, the property has a large welcoming reception hall with study/family room, sitting/dining room, kitchen, garden room, three bedrooms and two bathrooms. There is a very useful utility/workshop area off the garden room with stairs leading to a first floor bedroom 4 /study. Outside, the property has a good size driveway leading to a double garage and the gardens wrap around the side and rear of the property enjoying a south easterly aspect. The property has great potential to be remodelled incorporating the coach house as the hub of a superb family home. We highly recommend a visit to fully appreciate the space on offer in this super central village location.





Ewhurst Road, Cranleigh

Approximate Gross Internal Area
 Ground Floor = 176.7 sq m / 1902 sq ft
 First Floor (Excluding Utility / Workshop On Ground Floor)
 23.1 sq m / 249 sq ft
 Garage = 28.1 sq m / 302 sq ft
 Total = 227.9 sq m / 2453 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.





Roger Coupe Estate Agent

Roger Coupe Estate Agent, 151 High Street - GU6 8BB

01483268555 • housesales@rogercoupe.com • 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.