

2 Napper Place, Cranleigh

£645,000

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2 Napper Place

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. There is a vibrant Arts Centre with café and attracts a wide variety of music, performing arts and cinema. 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.
Council Tax band: F, Tenure: Freehold,

2 Napper Place

A spacious four bedroom detached family home situated in a quiet cul de sac in a sought after residential area close to the village. Arranged over two floors with well proportioned rooms, the property welcomes you via the reception hall. The property is well presented throughout, benefitting from double glazed windows and gas fired heating. The ground floor of this property boasts a welcoming reception hall, dining room, kitchen/breakfast room, cloakroom, and a full width sitting room leading to a large conservatory. On the first floor there are four bedrooms and a modern refitted family bathroom, with the principal bedroom having a refitted en-suite shower room. Outside, the property is approached via a brick paved driveway leading to a double length garage and side access to the rear garden which is a lovely feature of the property. From the pathway, there is a paved patio stepping onto lawn with flower and shrub borders around and a further sun patio at the foot of the garden. We highly recommend a visit to fully appreciate the accommodation on offer. This property is offered for sale with no onward chain.

- Spacious detached family home
- Two reception rooms
- Quiet cul de sac position
- Large conservatory
- Four bedrooms
- Two bathrooms
- Pretty garden
- No onward chain











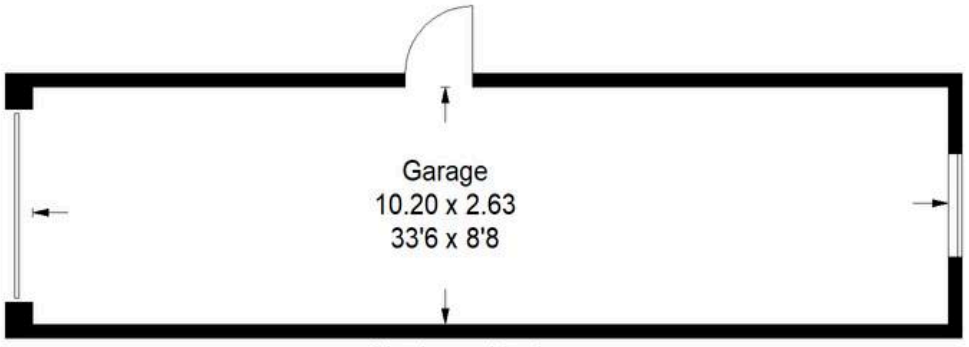




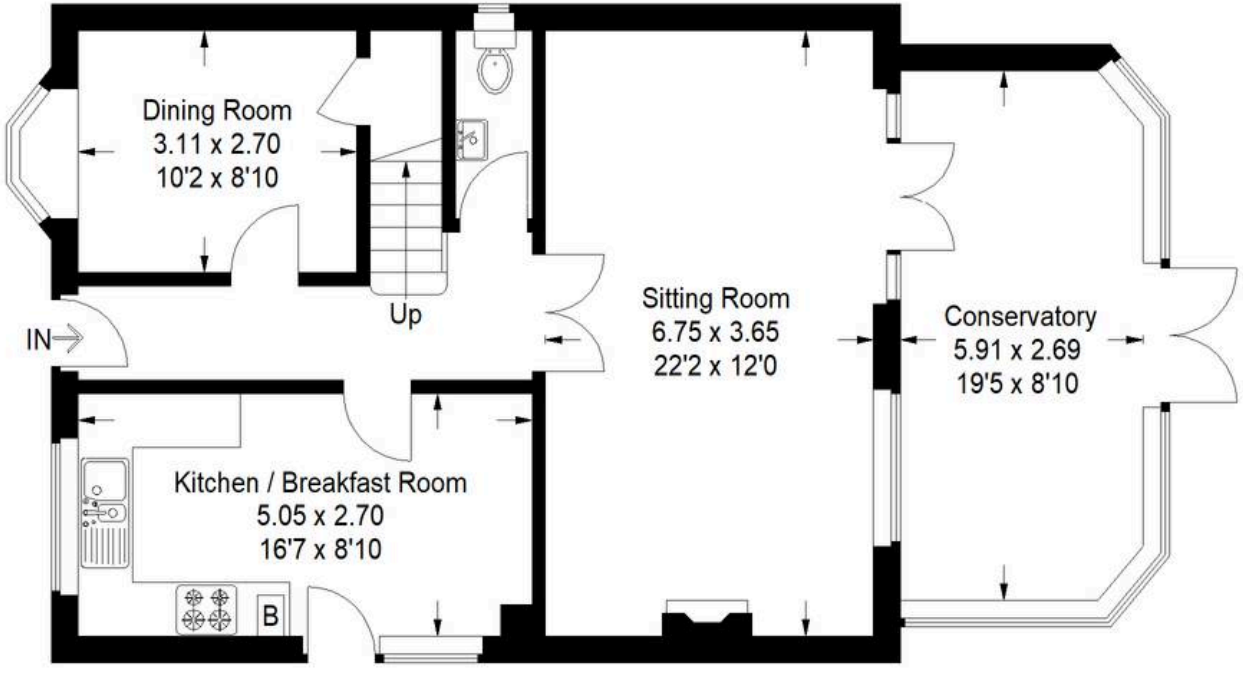
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Approximate Gross Internal Area
Ground Floor = 77.8 sq m / 837 sq ft
First Floor= 59.7 sq m / 643 sq ft
Garage = 27.0 sq m / 291 sq ft
Total = 164.5 sq m / 1771 sq ft

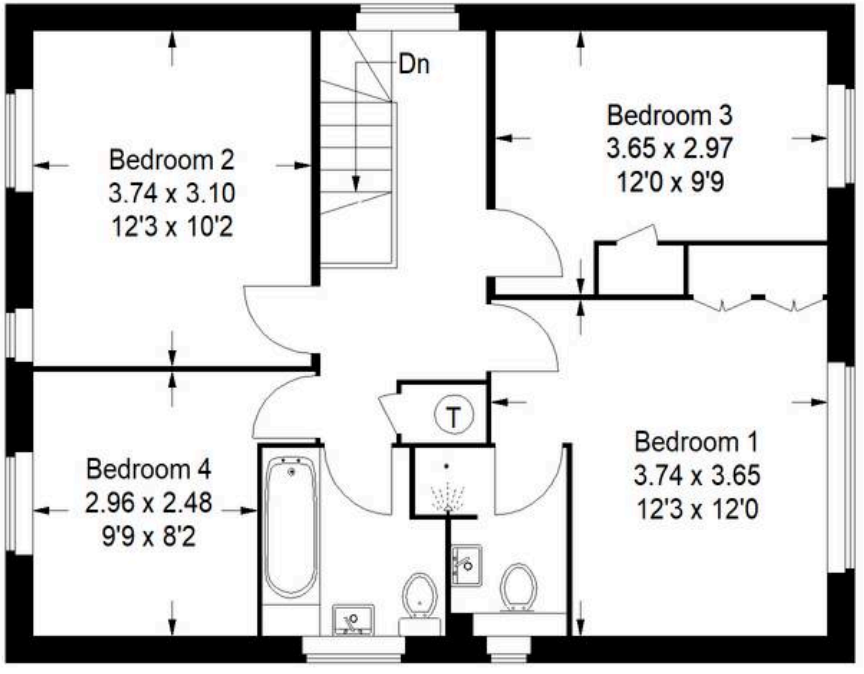




(Not in position)



Ground Floor



First Floor

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.



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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.