

EXBURY CRESCENT

Cranleigh



**Chantries
& Pewleys**

ESTATE AGENTS



AT A GLANCE

Five-bedroom detached home (approx. 2014 sq ft)

Large open-plan kitchen/dining/family space extending over 30 ft

Separate double-aspect living room

Largest garden on the development with a south-facing aspect

Principal bedroom with dressing area and en-suite bathroom

Guest bedroom with en-suite shower room

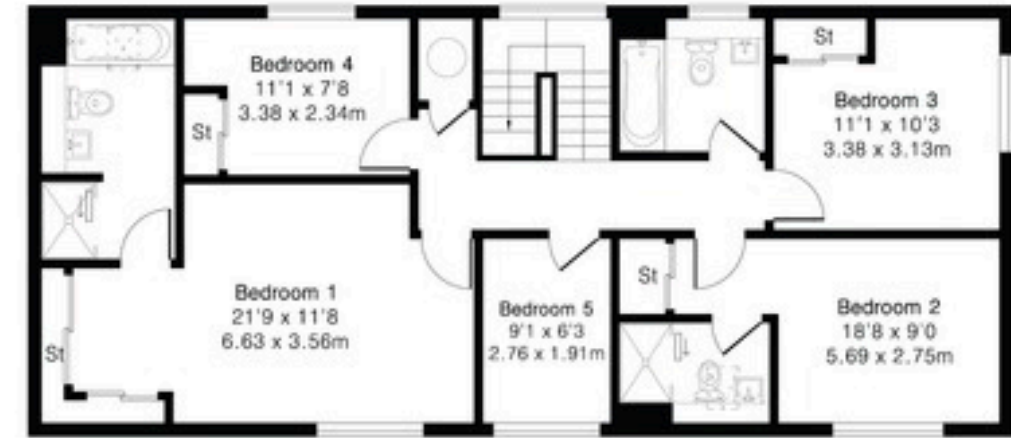
Three further bedrooms and family bathroom

Utility room and ground floor cloakroom

Garage adapted to provide storage and home office/bar space

No onward chain

Tenure: Freehold. Council Tax Band:G . EPC:B



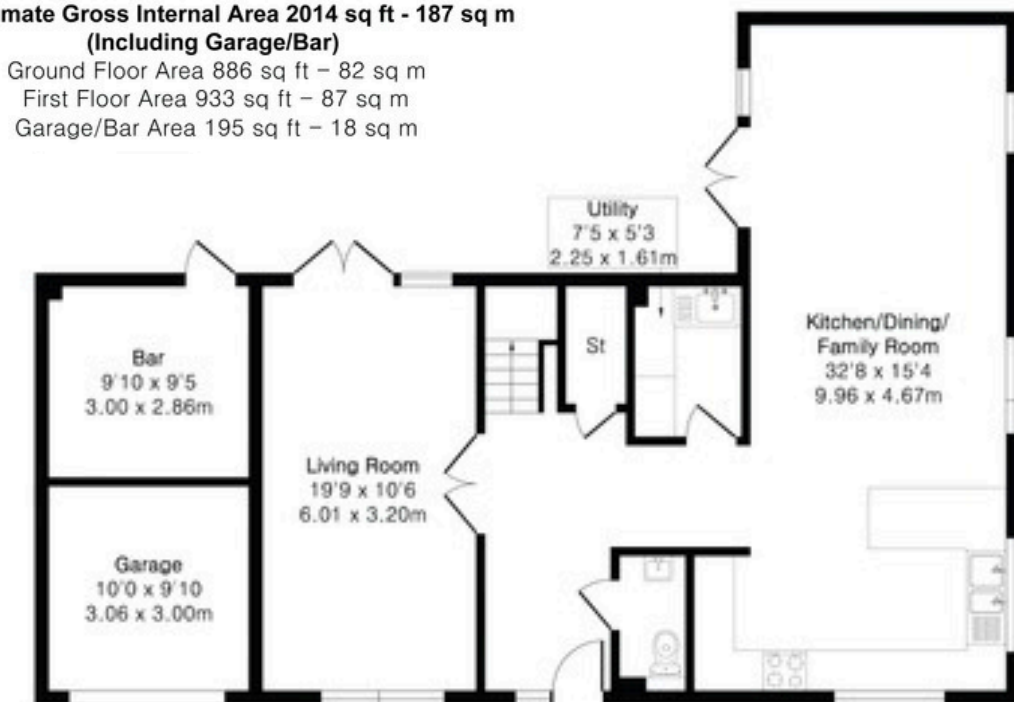
First Floor

Approximate Gross Internal Area 2014 sq ft - 187 sq m
(Including Garage/Bar)

Ground Floor Area 886 sq ft - 82 sq m

First Floor Area 933 sq ft - 87 sq m

Garage/Bar Area 195 sq ft - 18 sq m



Ground Floor

FROM THE AGENT

"This is a house that has been designed around how people actually live day to day. The open-plan kitchen, dining and family space runs the depth of the house and connects directly to the large south facing garden, which gives it a natural focal point. It's the kind of layout that works just as well for busy family routines as it does for having people over."

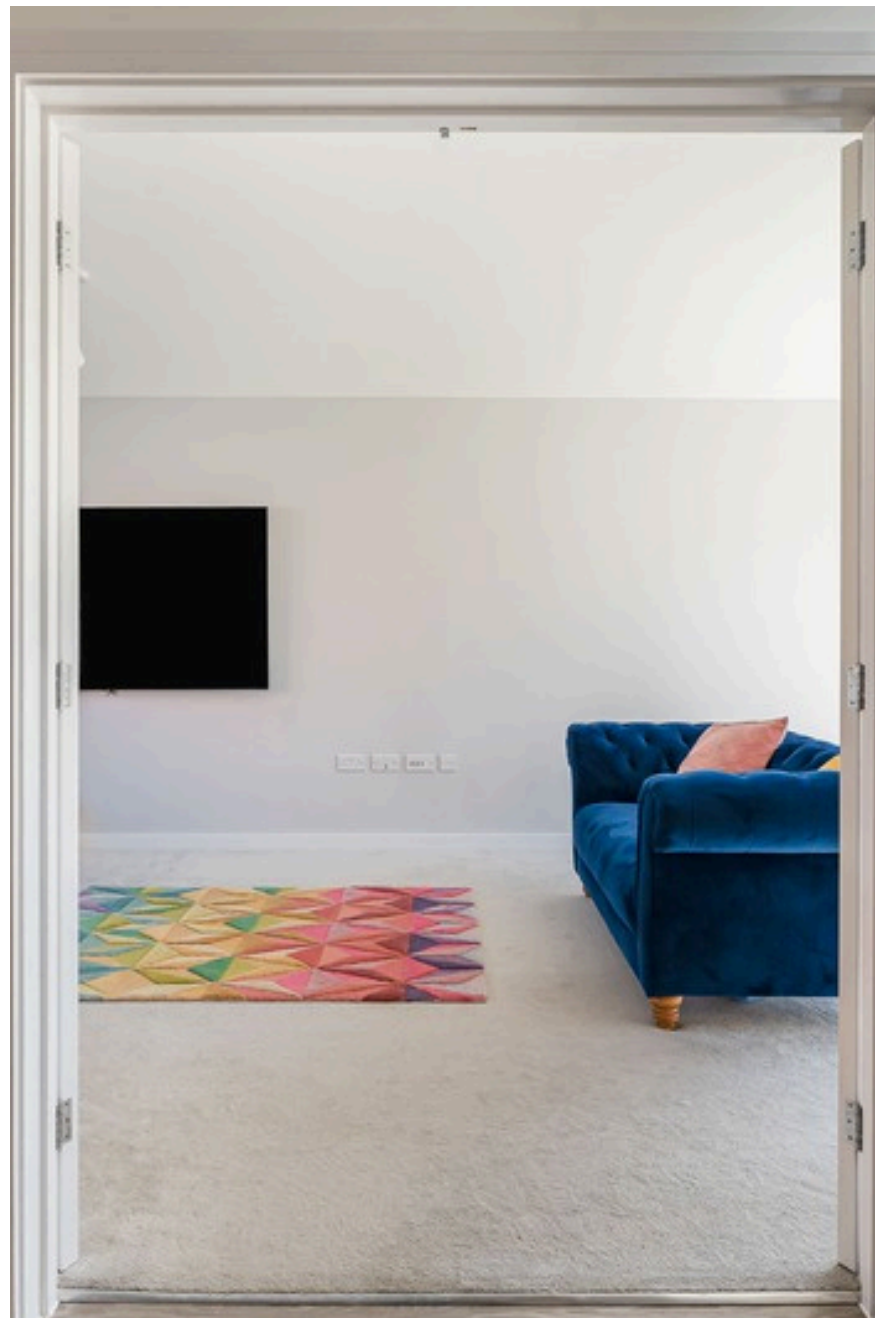
Gavin Amberton
Director



LIVING SPACES

The house opens into a central hallway with a cloakroom and separate utility room, keeping the practical elements contained and away from the main living areas.

Alongside this, there is a separate living room with a dual aspect, providing a quieter space that can be used independently from the main living area.



SOCIAL KITCHEN & DINING



The core of the house sits to one side. A wide, open-plan kitchen, dining and family space runs to over 30 ft, with direct access onto the garden.

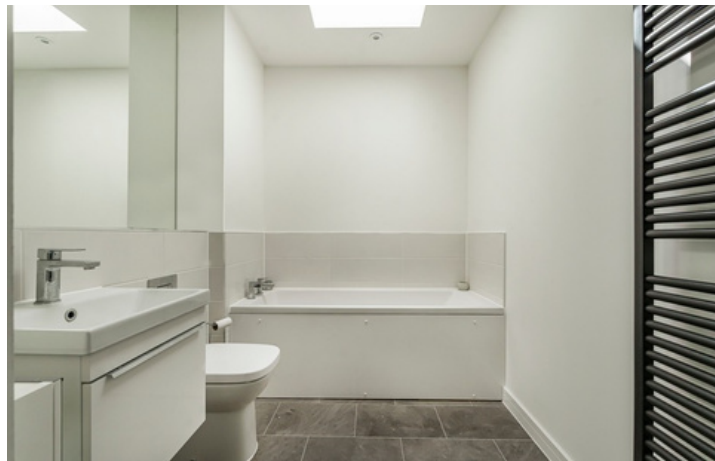
This is where the house naturally centres itself, with enough width to define separate areas without feeling broken up.



FIRST FLOOR



Upstairs, the layout is balanced and efficient. The principal bedroom includes a dressing area and an en-suite bathroom with both bath and separate shower. A second bedroom also benefits from its own en-suite, which works well for guests or older children. Three further bedrooms are served by the main family bathroom, with all rooms positioned off a central landing.





THE GARDEN



The rear garden is a key part of the offering. It is the largest on the development and faces south, which has a noticeable impact on both the house and garden throughout the day.

A paved terrace sits directly behind the house, leading onto a wide lawned area that gives a greater sense of space than typically found on a modern estate.

To the front, there is driveway parking for several vehicles. The garage has been adapted to provide storage alongside a flexible space currently used as a bar and home office.





 **Chantries & Pewleys**

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