

Chestnut House, Grove Close, Cranleigh

£1,075,000

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Est.1991







Grove Close

Cranleigh

- Recently updated to a high specification
- Contemporary refitted kitchen/dining room
- Versatile layout with ground floor annexe space
- Stunning remodelled bathrooms
- Walk in shower / steam room
- Landscaped garden
- Generous driveway and double garage
- Principal bedroom with ensuite shower room

This impressive four/five bedroom detached house has been recently updated throughout to an exceptional standard, offering a modern and flexible living environment ideal for families and those seeking spacious accommodation. The heart of the home is a contemporary, extended kitchen/breakfast room thoughtfully designed for both every-day living and entertaining, with quartz worksurfaces, AEG induction hob and ovens, porcelain floor tiles, and a dining area with ample space for a large table and chairs. There are double doors opening onto the rear garden from this room.

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The front-to-back reception room is a large room with bifold doors to the rear, and there is a second reception room/snug with additional office space, and access to a rear living room/guest bedroom and a contemporary bathroom with luxurious walk-in steam room/shower with ceiling rain shower creating a true spa-like experience at home. This living room/bedroom/bathroom could easily be used as its own annexe space.

The staircase leading to the first floor landing has glass inset balustrades, and the rear aspect principal bedroom enjoys the privacy of an ensuite shower/wet room, while the remaining bedrooms are generously sized and well-appointed. There are three further double bedrooms, all with built-in wardrobes, and a family shower room with stylish ceramic tiling and underfloor heating.







The rear garden has been fully landscaped with a full-width porcelain-tiled terrace, ideal for outdoor dining and entertaining, with steps and a path crossing an attractive lawn to a secluded rear seating area which provides a tranquil retreat. The garden also benefits full remotely operated zoned lighting. This wonderful garden has part walled surround and stylish panelling with mature shrubs and border planting.
There is access to a double garage from the garden which has an electric up and over door, and a side access gate to a driveway.

Further benefits are newly fitted Anglian double glazed windows throughout, a utility room with space for washing machine and tumble dryer, landing linen cupboard, and a serviced central heating boiler.

To the front of the house is a generous driveway providing parking for 8-10 cars and a side passage with a rear garden gate and space for a shed.

There is a Eucalyptus tree and Chestnut tree at the front which gives the house its name.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:











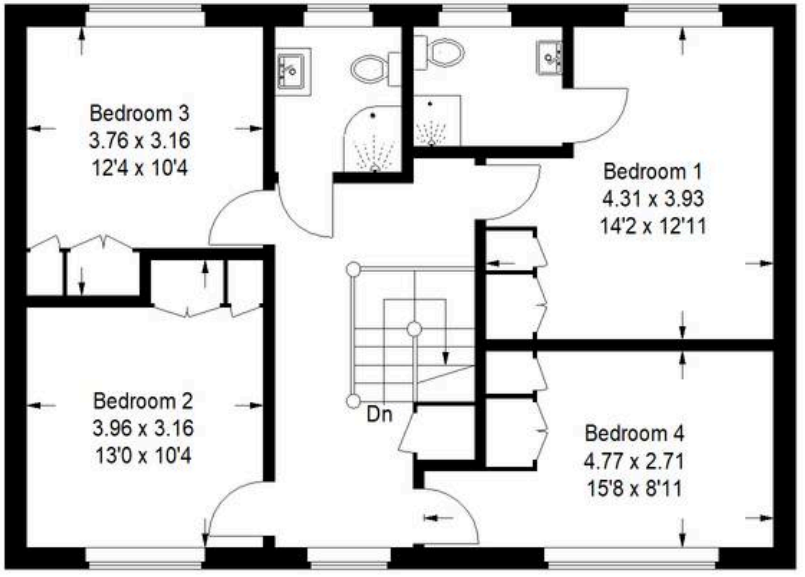




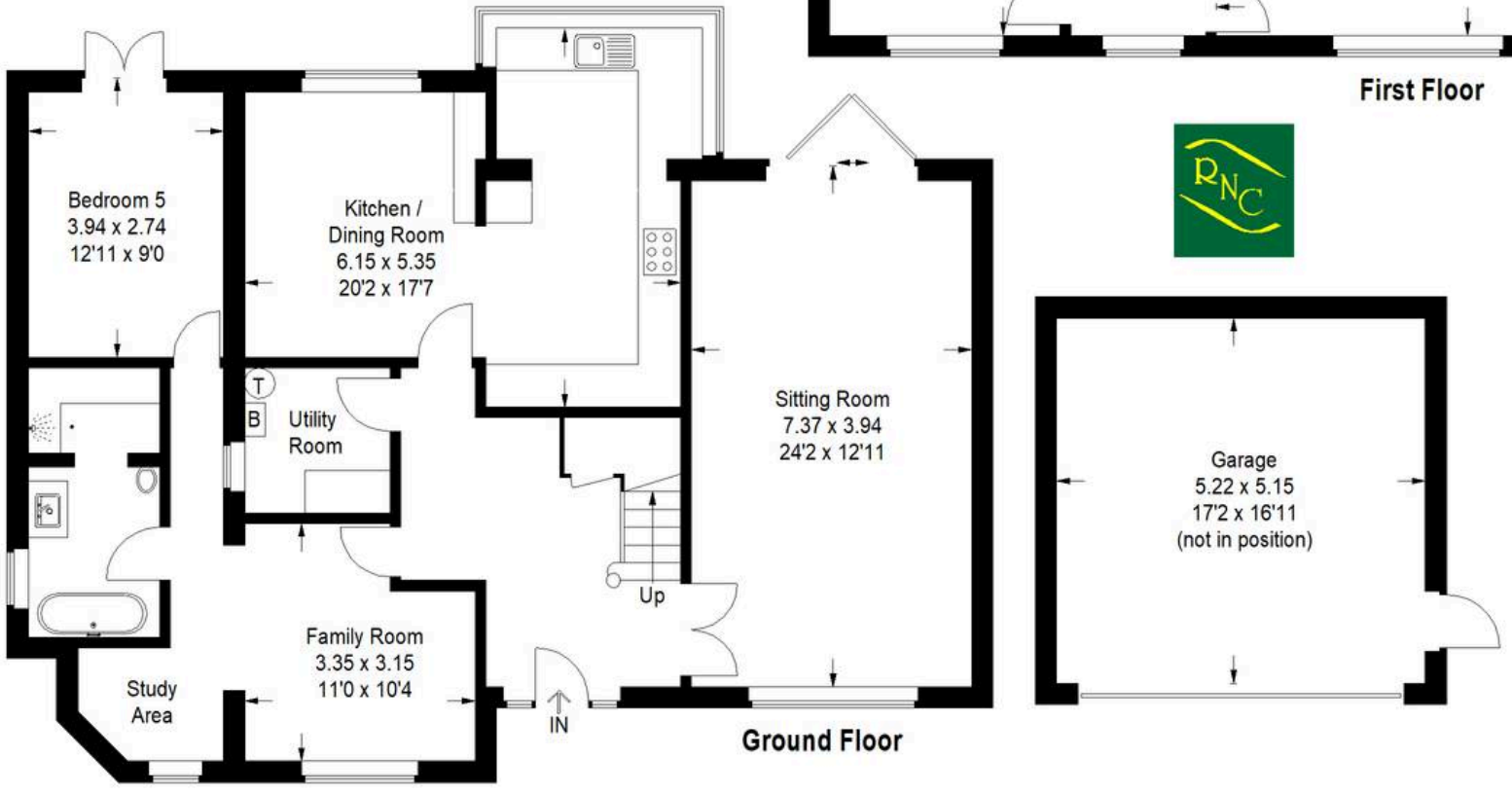


Grove Close, Cranleigh

Approximate Gross Internal Area
Ground Floor = 116.1 sq m / 1250 sq ft
First Floor = 73.3 sq m / 789 sq ft
Garage = 26.9 sq m / 289 sq ft
Total = 216.3 sq m / 2328 sq ft



First Floor



Ground 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.








ROLEX



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.