

CROMWELL PLACE

Cranleigh



Chantries
& Pewleys

ESTATE AGENTS



AT A GLANCE

Detached five-bedroom neo-Georgian family home

Substantial rear extension creating exceptional open-plan living

Kitchen/dining room with central island with breakfast bar seating

Separate sitting room and additional family room/snug

Study

Ground floor shower room

Beautifully landscaped front and rear gardens

Extended double garage with improved loft storage

Air conditioning installed to four principal areas of the house

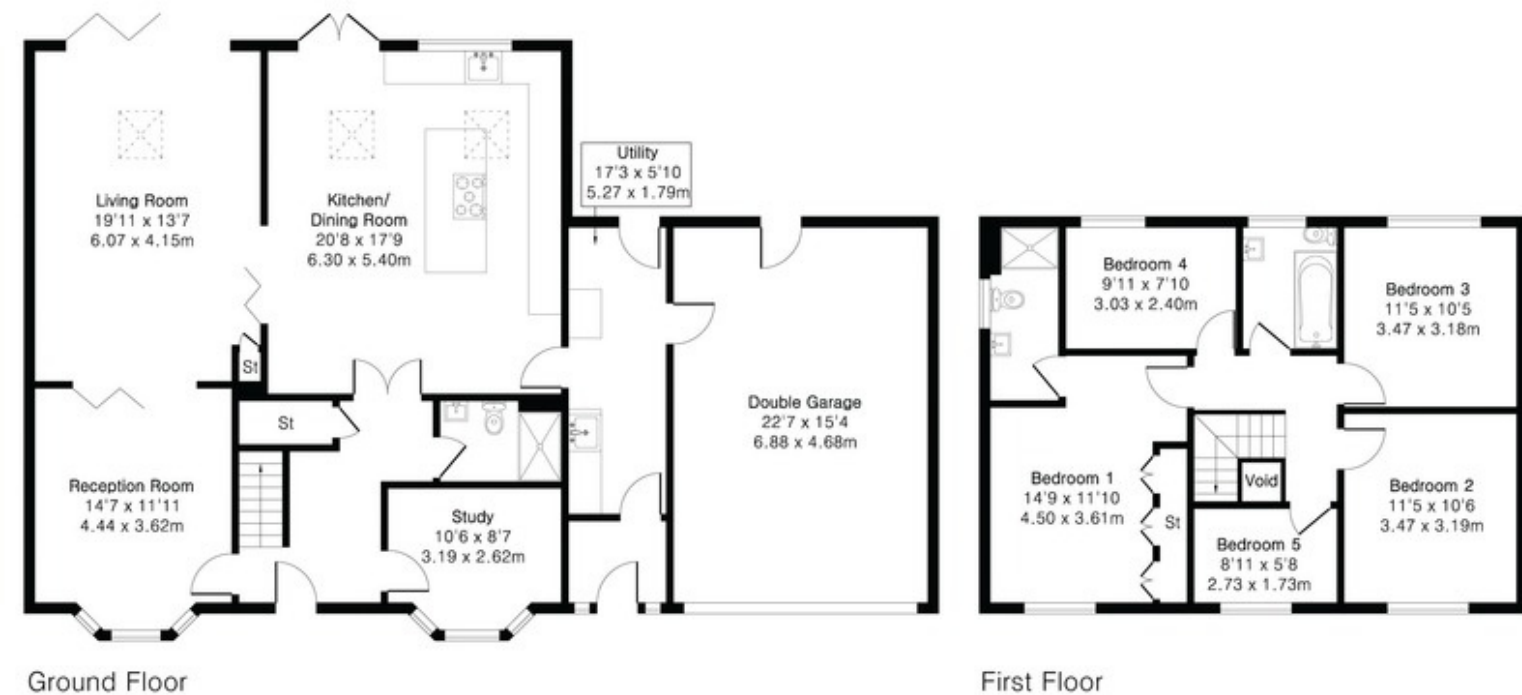
Solar panels, storage batteries, and EV charging point

Tenure: Freehold. Council Tax Band: G EPC:

**Approximate Gross Internal Area 2294 sq ft - 213 sq m
(Including Garage)**

Ground Floor Area 1575 sq ft – 146 sq m

First Floor Area 719 sq ft – 67 sq m



FROM THE AGENT

"The current owners have completely reshaped this house, creating a home that feels significantly larger and more contemporary than its original footprint."

The rear extension has introduced two superb living spaces that work independently while still feeling connected – a kitchen and dining room designed around everyday family life and an extended living room that opens directly onto the garden."

Gavin Amberton
Director



RECEPTION SPACES

the extended living room provides a generous reception space with bi-folding doors opening onto the garden. The proportions of the room allow for larger furniture arrangements while still retaining a strong connection with the outside space, making it an excellent everyday family room as well as a space for entertaining.

A further reception room at the front of the house provides excellent flexibility and could be used as a playroom, snug or ground floor bedroom if required. Positioned nearby the ground floor shower room, it lends itself particularly well to multi-generational living or guest accommodation.

There is also a separate study with air conditioning, creating a comfortable space for working from home.

To the side of the property, an entrance lobby leads through to a substantial utility room, providing practical everyday storage.



HUB OF THE HOME



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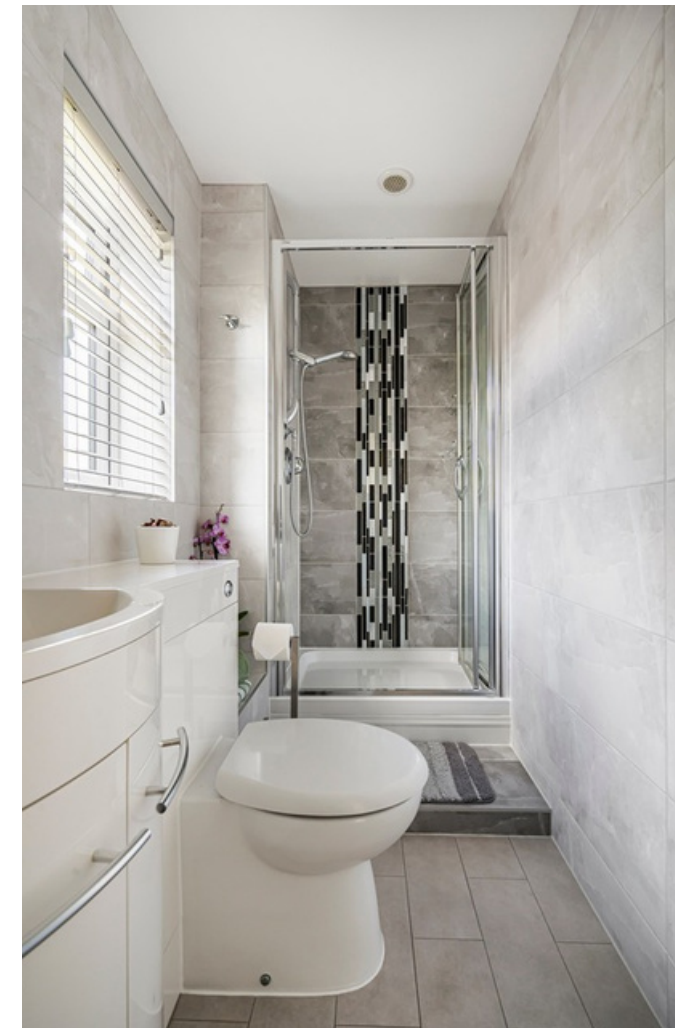
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FIRST FLOOR

The first floor provides five bedrooms arranged around a generous landing. Occupying one side of the house, the principal bedroom is a generous room with fitted wardrobes, air conditioning and an en-suite shower room. The remaining four bedrooms are all well served by the family bathroom, creating practical accommodation for a growing family.

Air conditioning has also been installed on the landing to cool the main section of the first floor and principal bedroom during warmer weather.





THE GARDEN



The front of the property has been attractively landscaped with a generous driveway providing parking ahead of the double garage. The garage itself has been significantly improved, having been extended and remodelled with a pitched roof, creating a more attractive appearance and providing valuable additional storage.

To the rear, the garden has been carefully landscaped and offers an excellent amount of lawn and entertaining space. A broad terrace runs across the back of the house, positioned perfectly to take advantage of the connection with the kitchen and family room.

Mature planting and established trees create a pleasant backdrop and give the garden a settled, private feel.

The property also benefits from solar panels, storage batteries, and EV charging point, adding to its practical appeal and future efficiency





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