



5 Stone Hatch, Alfold. GU6 8JF
£865,000



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5 Stone Hatch

Alfold, Cranleigh

- Much improved family home
- Planning permission ref: WA/2022/02873 to create a self contained annexe.
- Refitted Kitchen/dining room
- Four bedrooms
- Two bathrooms
- Three reception rooms
- Double garage
- Wide garden plot

The pretty Surrey village of Alfold is located approximately 4 miles from Cranleigh near the Sussex border. It has a post office and fabulous café The Alfold Larder, church, and busy sports clubs. There is a Marks & Spencer Food at the local BP service station which provides for day-to-day needs. It has good road links to Guildford and Billingshurst for mainline train services to London and the south coast. A range of well-regarded state and private schools are within easy reach of the village. Cranleigh offers more comprehensive facilities including a wide variety of shops, pubs, restaurants and cafes, from independent retailers to well known brands including Marks and Spencers Food Hall and Sainsbury, as well as a weekly market and recreational facilities.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



5 Stone Hatch

Alfold, Cranleigh

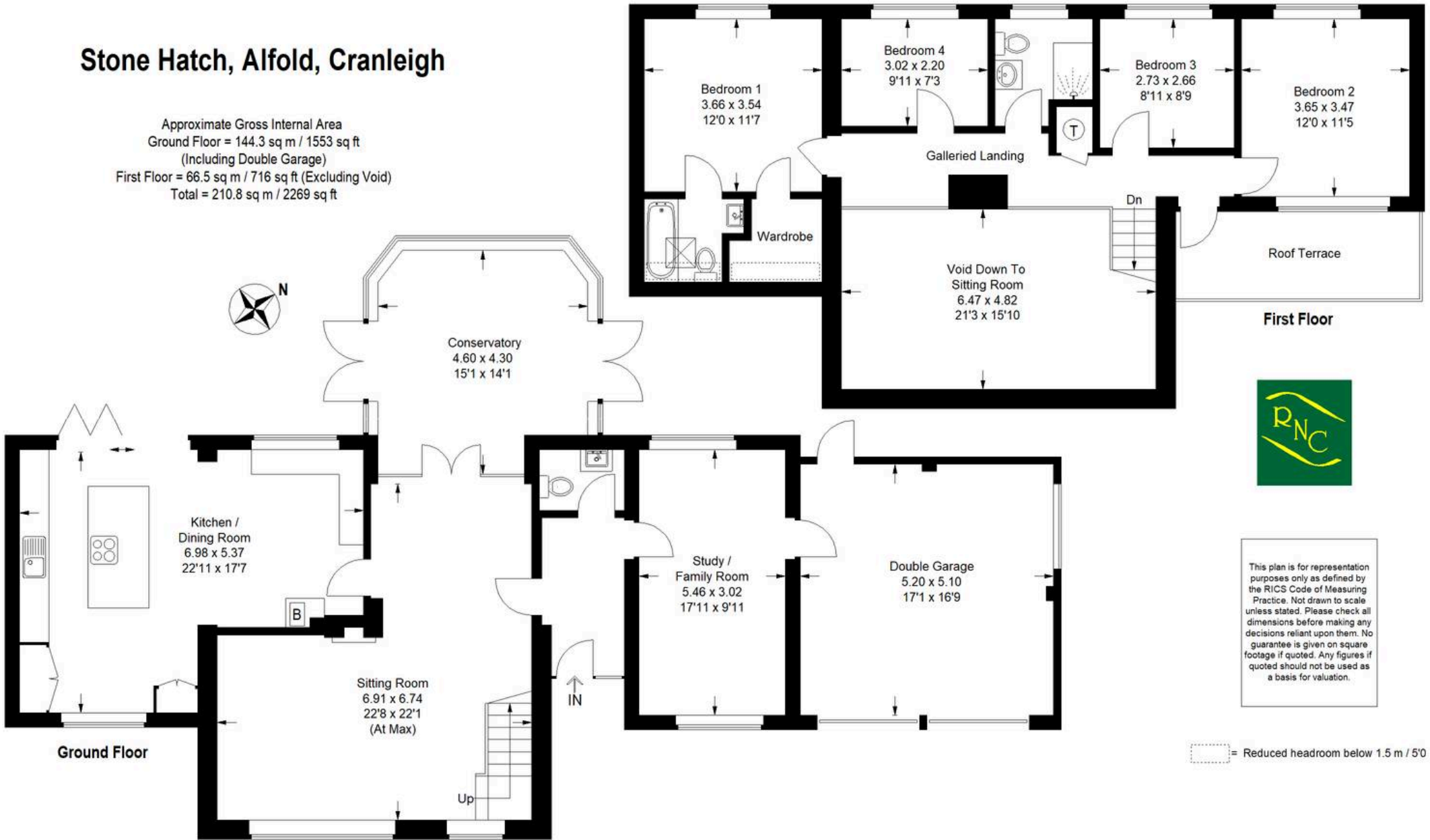
A beautifully presented and much improved four bedroom family home situated in a small, private close on a wide garden plot. There is planning permission to create a self contained annexe, ref WA/2022/02873. The current accommodation is arranged over two floors with a welcoming reception hall with marble flooring and cloakroom off, large L shaped sitting room with fireplace extending via double doors to a substantial conservatory overlooking the garden with attractive oak herringbone flooring. There is a most impressive refitted kitchen/dining room with central island unit, a comprehensive range of kitchen units and bifolding doors to the rear garden. In addition completing the ground floor there is a good sized study/family room. Attractive open staircase to the first floor landing where there are four bedrooms with the principal bedroom having attractive vaulted ceilings and a large walk-in eaves storage unit. A re-fitted family bathroom completes the first floor. Outside, the property is approached via a good sized driveway providing plenty of parking leading to a double garage with EV charging point, open plan lawns with flower and shrub borders around flank the driveway and there is side access to the rear garden, which is a lovely feature of the property being of good size with paved patio stepping onto extensive lawns, with flower and shrub borders around. We highly recommend a visit to appreciate the quality of this super family home.





Stone Hatch, Alfold, Cranleigh

Approximate Gross Internal Area
 Ground Floor = 144.3 sq m / 1553 sq ft
 (Including Double Garage)
 First Floor = 66.5 sq m / 716 sq ft (Excluding Void)
 Total = 210.8 sq m / 2269 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.

= Reduced headroom below 1.5 m / 5'0"



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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.