



6 Lorimer Avenue, Cranleigh
£885,000



ROGER COUPE
your local property experts

ESTATE AGENT
Est. 1991



6 Lorimer Avenue

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: G, Tenure: Freehold, EPC Energy Efficiency Rating: B, EPC Environmental Impact Rating: B



6 Lorimer Avenue

A well presented, detached four bedroom family home built by Berkeley Homes in 2021. The property is situated in a small cul de sac of just two properties with brick pavia paved driveway leading to a single garage. The accommodation is arranged over two floors with a welcoming reception hall, sitting room with attractive bay window, cloakroom, utility cupboard, an impressive open plan kitchen/dining/family room with patio doors to the garden. On the first floor, there is a principal bedroom with fitted wardrobe cupboards, dressing area and an ensuite bathroom with separate bath and shower, three further bedrooms and a family bathroom. Outside, there are attractive open plan lawns with flower and shrub borders around, rear garden with full width paved patio stepping onto areas of lawn. There is also air conditioning to some rooms which is a welcome feature during these heatwaves. We highly recommend a visit to fully appreciate the accommodation on offer.

- Bright and airy detached family home by Berkeley Homes
- Four bedrooms
- Two bathrooms
- Large open plan kitchen/dining/family room
- Small cul de sac of two properties.
- Garage and parking.
- Air conditioning to some rooms

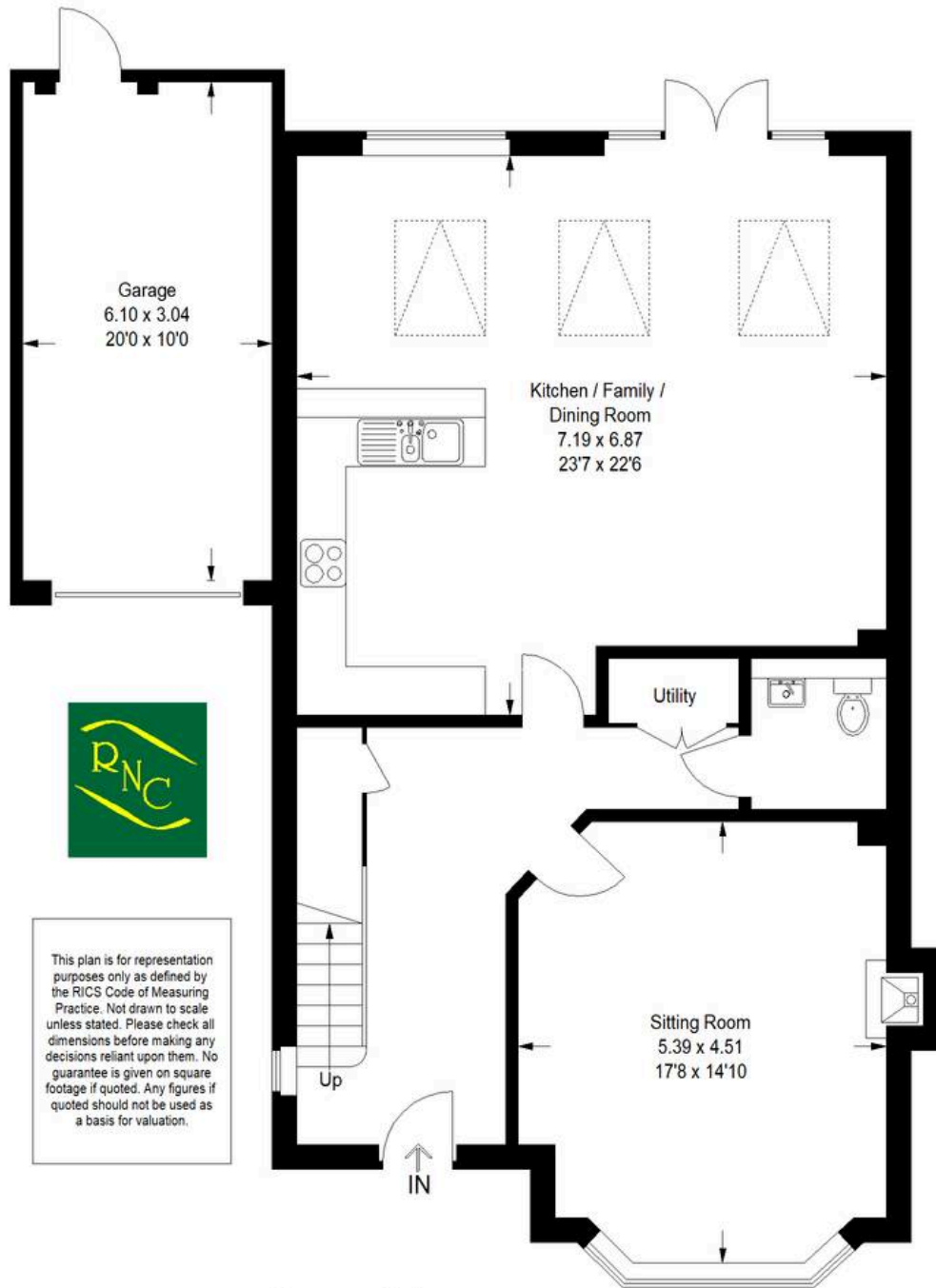




Lorimer Avenue, Cranleigh

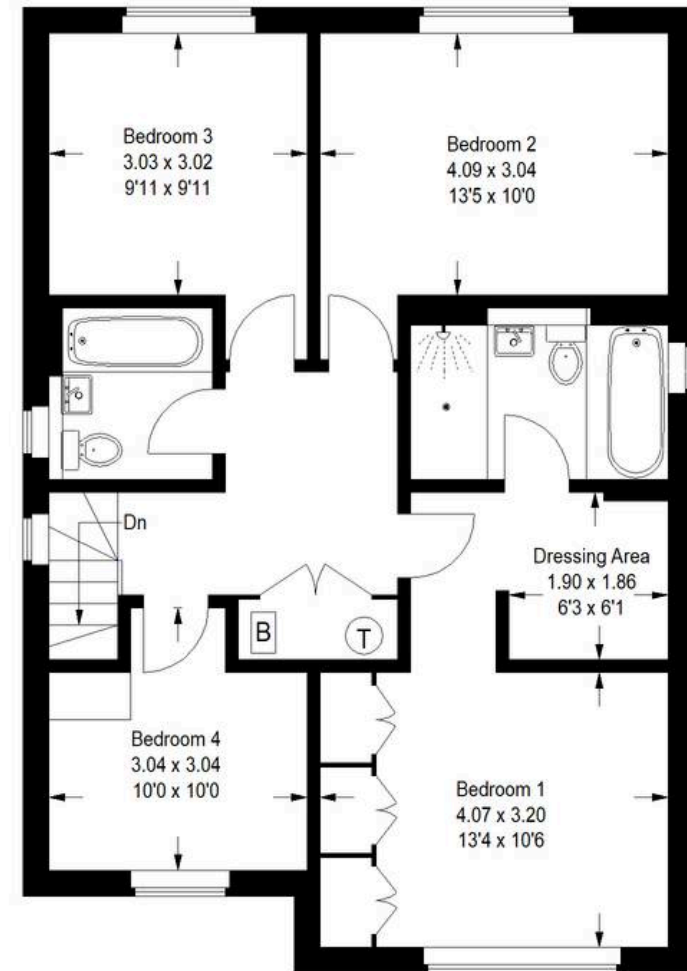


Approximate Gross Internal Area
 Ground Floor = 93.3 sq m / 1004 sq ft
 First Floor = 73.8 sq m / 794 sq ft
 Garage = 18.6 sq m / 200 sq ft
 Total = 185.7 sq m / 1998 sq ft



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.

Ground Floor



First Floor



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.