Little Barn The Ridgeway, Cranleigh

Offers in Region of **£900,000**

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ESTATE AGENT
Est.1991

Little Barn The Ridgeway

Council Tax band: G, Tenure: Freehold, EPC: Rating: D

- Spacious character chalet style home
- Four bedrooms
- Four bathrooms
- Three reception rooms
- 30' Sitting Room
- Triple Garage with in and out drive
- Good size south facing garden.

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. London Waterloo can be reached by rail from Guildford with a direct service taking just 32 minutes. Cranleigh has numerous independent and national shops including a Butchers, Fishmonger, Bakery, M&S Food Hall, Sainsburys, Co-Op, Boots and Handymans Store. There are three pubs and numerous cafe's/coffee shops and a number of restraurants and wine bars. There is also a Thursday market in Village Way car park. Leisure facilities are well provided for with Cranleigh Golf and Leisure Club, football, rugby and cricket clubs and Leisure Centre. 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 and horse-riding pursuits.

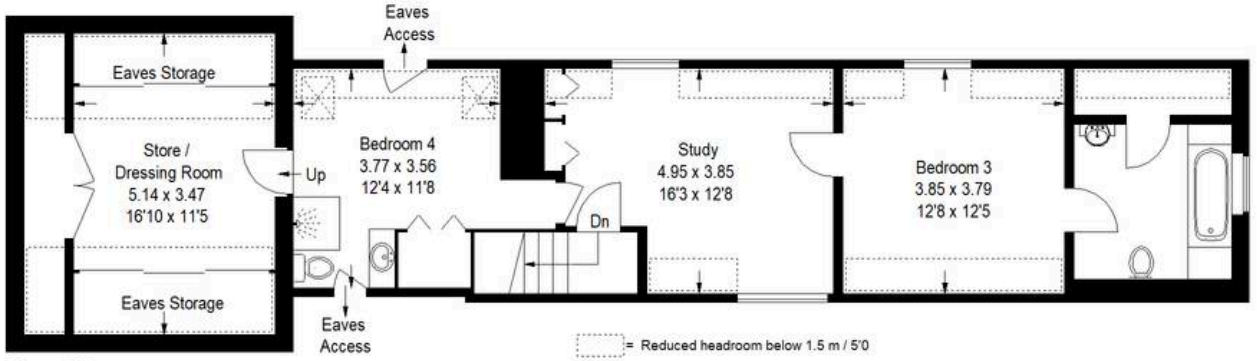
Little Barn The Ridgeway

Cranleigh

Nestled in a sought-after residential enclave, this impressive four-bedroom detached chalet-style home offers a perfect blend of traditional character and the opportunity to update and improve. The expansive and adaptable accommodation is thoughtfully arranged across two floors, with a welcoming entrance hall leading to three versatile reception rooms, including a magnificent 30' sitting room - ideal for entertaining or relaxing with family. Each of the four bedrooms is generously proportioned, complemented by four bathrooms, ensuring convenience for all. The interiors feature an abundance of natural light throughout, creating an inviting and tranquil atmosphere. A triple garage with an in and out driveway provides ample parking and storage, making this home an ideal retreat for modern family life.

The property is set within a substantial south-facing garden, offering a wonderful sense of seclusion and plenty of space for outdoor living. Mature trees and established planting provide year-round interest, while the generous lawn is perfect for children’s play or alfresco entertaining. The garden’s orientation ensures sunshine throughout the day, making it a delightful setting for summer gatherings or quiet relaxation. This spacious home presents a rare opportunity to acquire a family residence with superb outdoor space in a prime location.

The Ridgeway, Cranleigh



First Floor

Approximate Gross Internal Area
Ground Floor = 212.6 sq m / 2288 sq ft
First Floor = 84.0 sq m / 904 sq ft
Garage / Summer House= 53.1 sq m / 571 sq ft
Total = 349.7 sq m / 3763 sq ft

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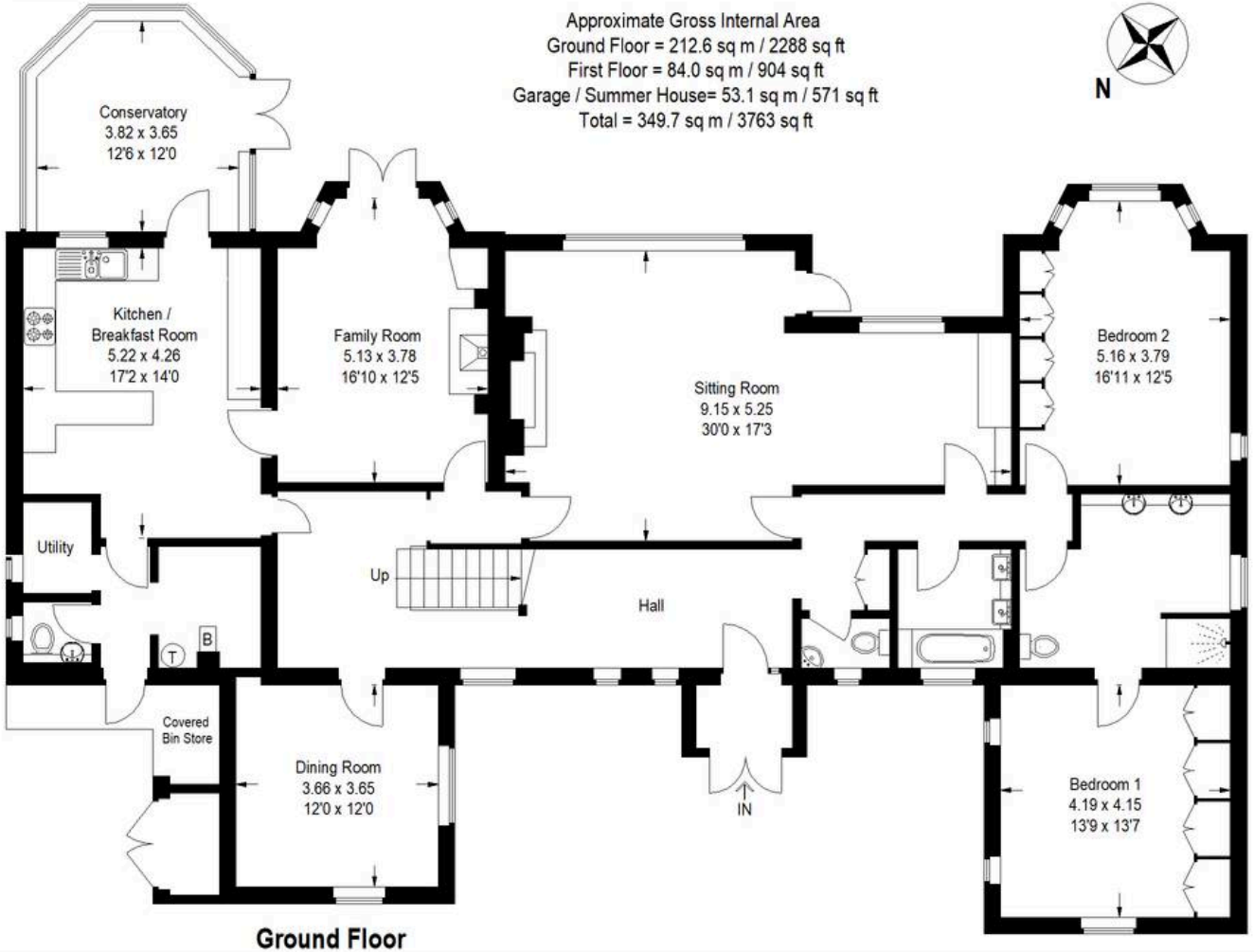
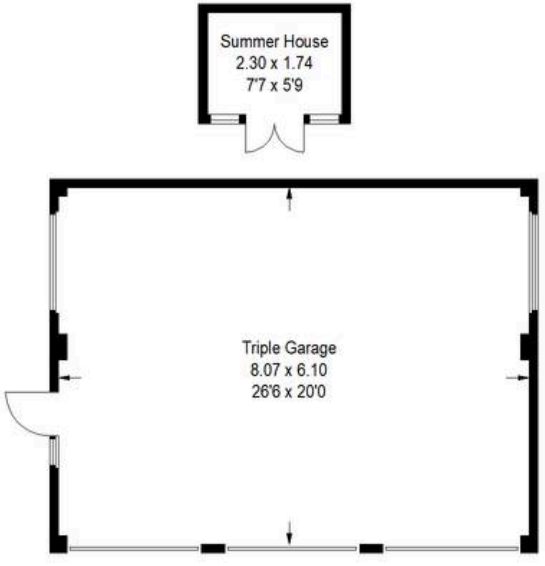
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Ground Floor



(Outbuildings not in position)

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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.