

CHRISTIAN REID

ESTATE AGENTS



2 Pippin Close

£395,000

Cranleigh, GU6 7FX



2 Bedrooms



1 Reception



1 Bathroom



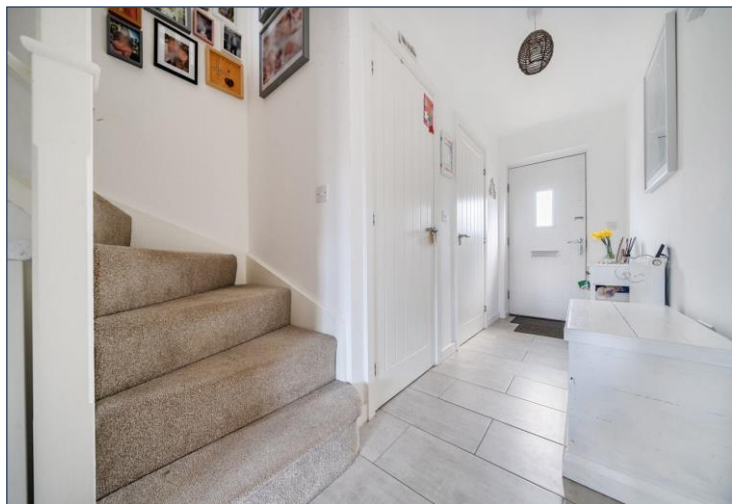
Terraced



EPC: B

A Well Appointed New Build Home with a Prime position on a new exclusive development close to the Village. The accommodation is Well Balanced with Downstairs comprising an well sized Living room, Bright High Spec Kitchen and a WC. Upstairs offers a Large Master Bedroom with Fitted Wardrobes, a Second bedroom ideal for Kids or a Study and a Beautifully Finished Family bathroom. Outside to the rear there is a Private Garden and there are Two Allocated Parking Spaces at the Front.

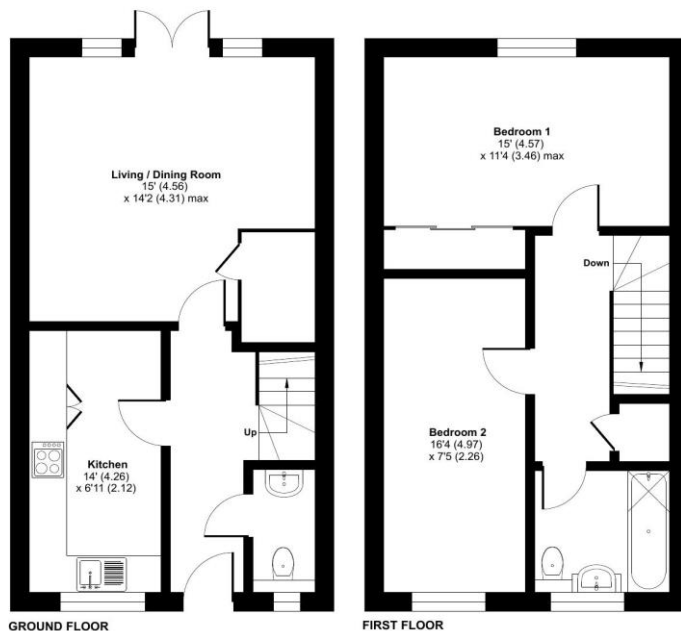
The property can also be offered on a shared ownership basis; Shared Ownership Value @ 60% = £243,000  
 Monthly Ground Rent = £20.83 Monthly Rent = £384.37 Monthly Service Charge = £47.66



## Pippin Close, Cranleigh, GU6

Approximate Area = 856 sq ft / 79.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rickcom 2026. Produced for Hyde Housing Association. REF: 1405376