

32 Durnsford Way, Cranleigh. GU6 7LW

Offers Over **£650,000**

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Est.1991







32 Durnsford Way

- Spacious four bedroom house
- Wide corner plot with potential to extend
- Well proportioned reception rooms
- Gas fire heating
- Double glazed windows
- Single garage
- Quiet cul-de-sac
- Beautiful gardens enjoying south and west aspects

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. Leisure facilities are well provided for. 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.

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A beautifully presented four bedroom detached family home situated at the end of a quiet cul-de-sac on a superb wide garden plot backing onto an open field. The property has a modern entrance porch leading into a welcoming entrance hall opening into a spacious bright and airy sitting room with fireplace, double doors into the dining room with patio doors to garden with lovely westerly aspects over the garden and the field beyond. There is a fitted kitchen with useful utility room off and a cloakroom/shower room completing the ground floor. On the first floor there are four good size bedrooms, with two of the bedrooms having built-in cupboards and family bathroom completes the accommodation. Outside the property is approached via a good size driveway extending to the front and side of the property leading to a single garage. The gardens are a true delight and a super feature of the property extending to the side and rear with large expanses of lawn interspersed by established shrub and flower borders. There is a large paved patio to the rear providing a lovely seating area that you can follow the sun round from the south to the evening westerly sunsets. The large amount of space on the side of the property provides huge scope to extend the property, subject to the usual planning consents. We highly recommend a visit to fully appreciate the property's location and potential.

Council Tax band: F, Tenure: Freehold, EPC Energy Efficiency Rating: D, EPC Environmental Impact Rating: D





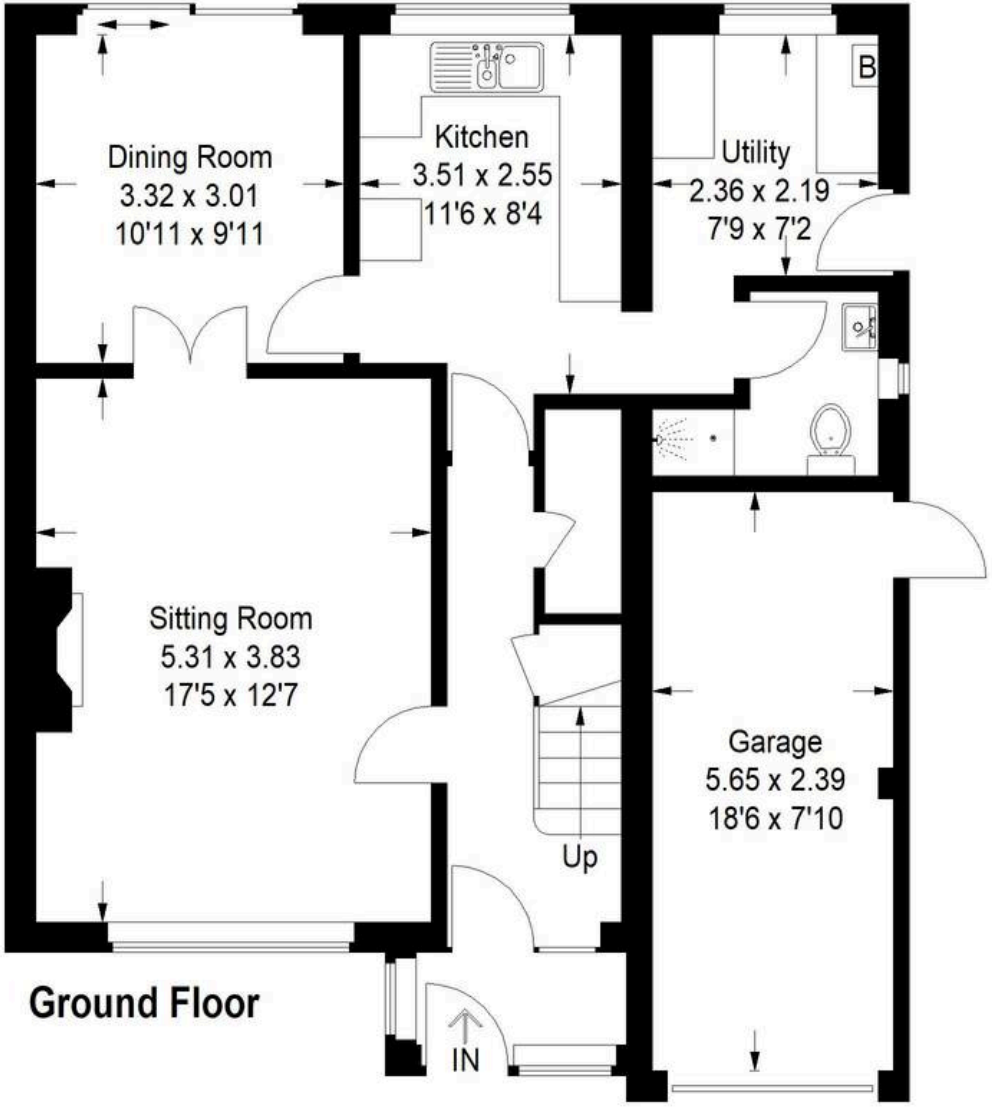




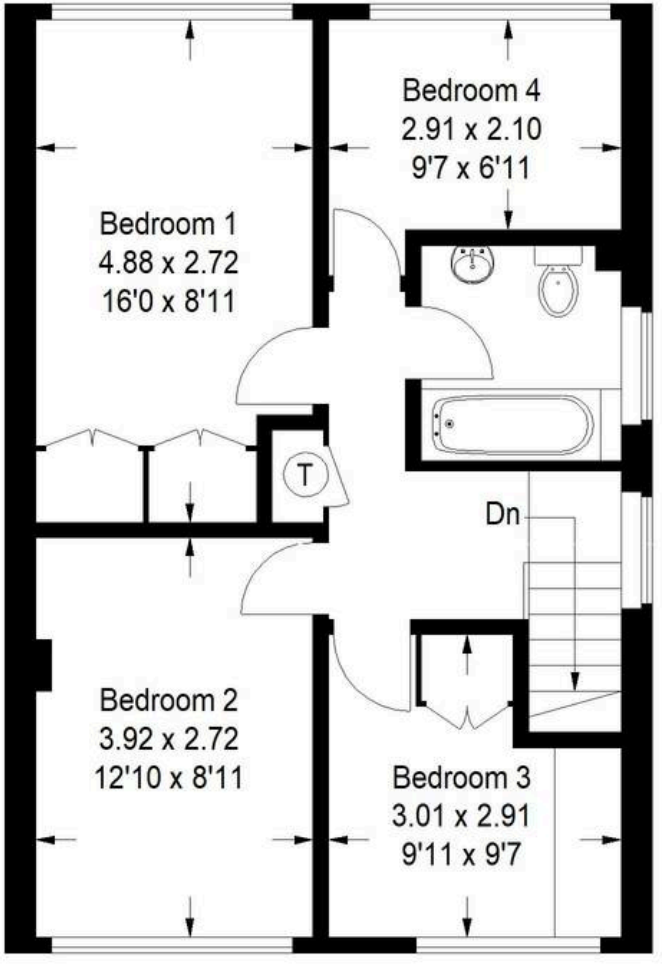








Ground Floor



First Floor

Durnsford Way

Approximate Gross Internal Area
Ground Floor = 63.2 sq m / 680 sq ft
First Floor = 51 sq m / 549 sq ft
Garage = 13.3 sq m / 143 sq ft
Total = 127.5 sq m / 1372 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.



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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.