



Oak Tree Cottage Knowle Lane, Cranleigh
£645,000



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ESTATE AGENT
Est. 1991



Oak Tree Cottage Knowle Lane

Cranleigh

- Four bedroom semi detached house
- Well proportioned rooms
- Two bathrooms
- Superb semi rural location
- Detached double garage
- Gas fired heating
- Driveway parking for several cars

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





Oak Tree Cottage

Cranleigh

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. Said to be the largest village in England, Cranleigh has so much to offer with numerous independent and national shops including Rawlings Butchers, Cranleigh Fish, Celebration Cakes, M&S Food Hall, Sainsburys, Co-Op, Boots and the Handymans Store. Fountain Square is the centre of Alfresco entertainment and dining provided by the Richard Onslow pub/boutique hotel, Joanna's Tea Room, Browns Gin & Tea bar and Yangaz Café. Restaurants and pubs include Pizza Express, Curry Inn, Malabar, Tay Tar Thai and The Three Horseshoes. There is also a Thursday market in Village Way car park. 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. We are very lucky to have Knowle Park a new 60-acre country park and nature reserve in the heart of Cranleigh, including an impressive natural terraced amphitheatre and an adventure park. Lovely countryside surrounds the village, and The Downs Link footpath and bridleway passes to the west of the High Street and follows the route of the old railway line between Guildford and Shoreham.

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



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Cranleigh

A four bedroom character semi detached cottage situated on a good sized garden plot in this sought after semi-rural edge of village location. The property has accommodation over three floors with a welcoming entrance porch leading to a hallway, a double aspect sitting room with open fireplace and bay window, dining room, fitted kitchen, refitted ground floor shower room and cloakroom and study/sunroom completing the ground floor. Stairs rise to the first floor where there are three bedrooms with the principal bedroom having a comprehensive range of fitted wardrobe cupboards, family bathroom and then via a spiral staircase to the second floor, there is a further double bedroom. Outside the property is approached via a gravel driveway leading to a detached double garage. The gardens are well stocked with large areas of lawn interspersed by flower and shrub borders and several fruit trees. We highly recommend an early visit to fully appreciate the space and location on offer.

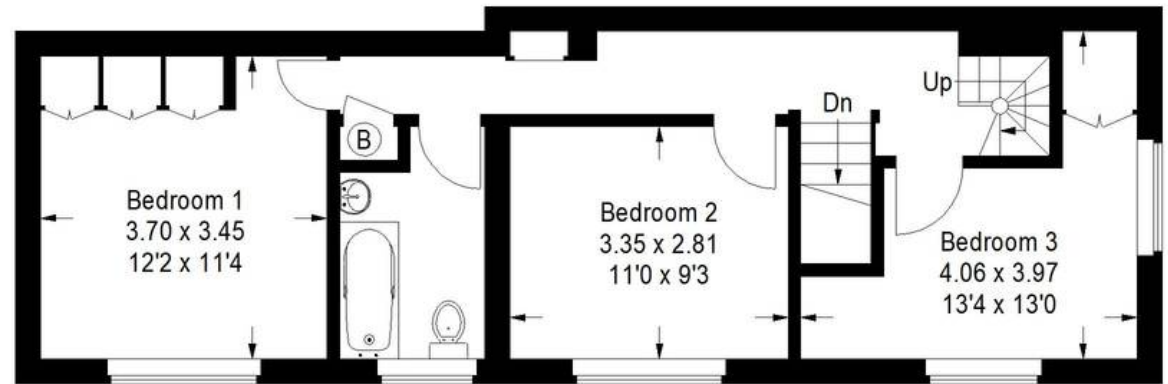
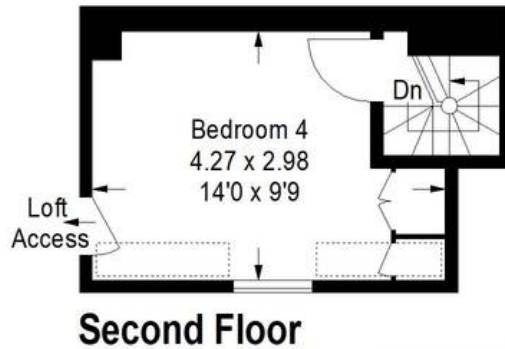


Knowle Lane, Cranleigh

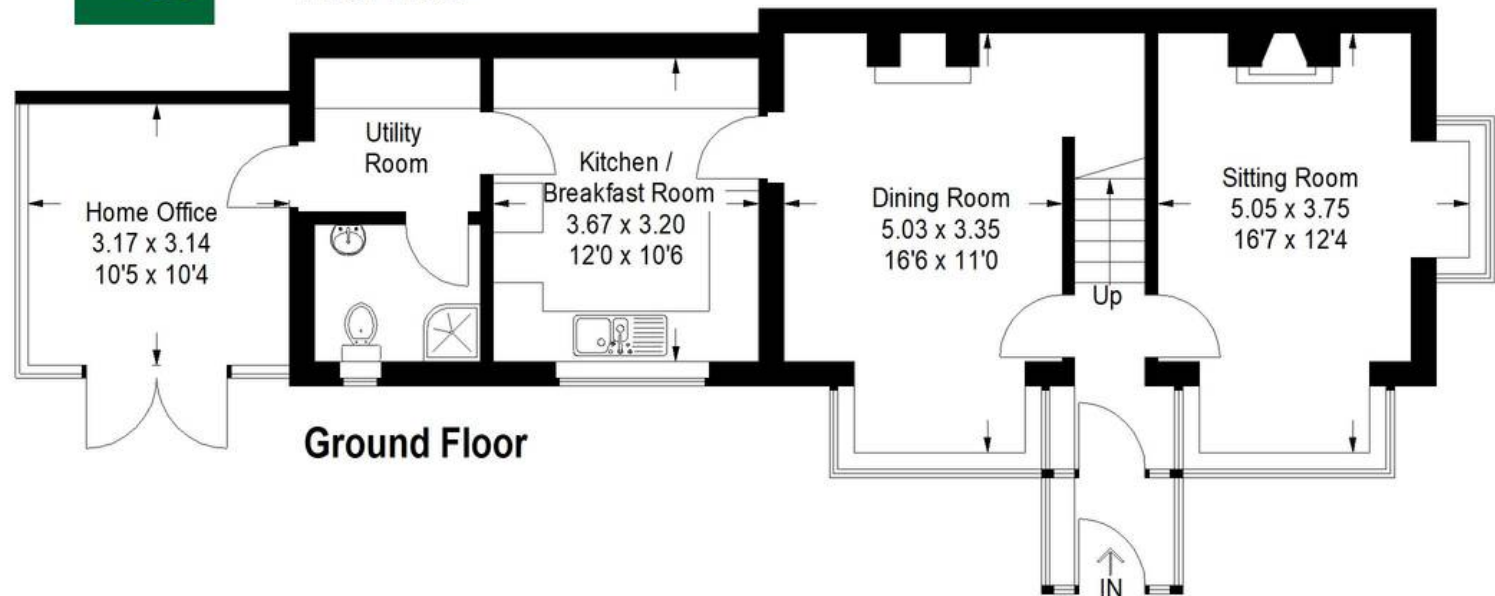
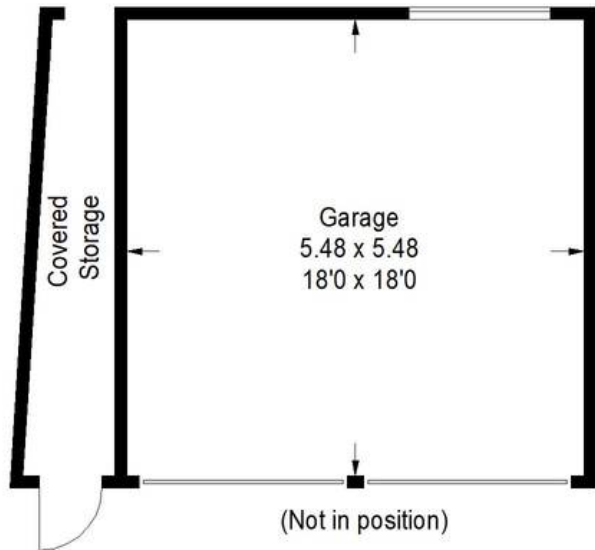


This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as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

Approximate Gross Internal Area
 Ground Floor = 71.5 sq m / 770 sq ft
 First Floor = 50.4 sq m / 542 sq ft
 Second Floor = 13.7 sq m / 147 sq ft
 Garage (Excluding Covered Storage) = 30.2 sq m / 325 sq ft
 Total = 165.8 sq m / 1784 sq ft



= 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.