

BROAD WALK

Cranleigh



**Chantryes
& Pewleys**

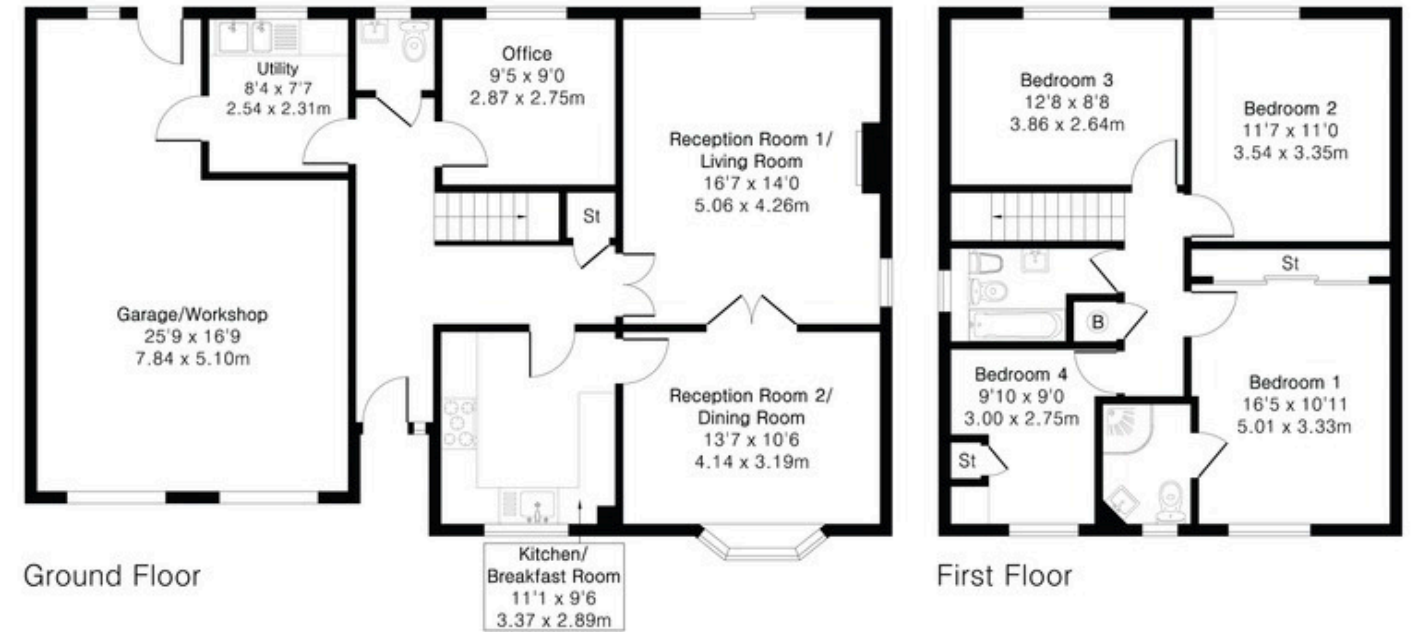
ESTATE AGENTS



**Approximate Gross Internal Area 1867 sq ft - 173 sq m
(Including Garage)**

Ground Floor Area 1210 sq ft – 112 sq m

First Floor Area 657 sq ft – 61 sq m



AT A GLANCE

Quiet cul-de-sac position

Detached family home extending to approx. 1,867 sq ft.

Established rear garden with a high degree of privacy

Backing onto open greenery and mature trees

Double garage with workshop space

Generous driveway with ample parking

Office

Four bedrooms arranged over the first floor

Scope to update and reconfigure over time



FROM THE AGENT

"The position stands out straight away – set back within a cul-de-sac, with a wide frontage and a garden that feels established and private.

Inside, the layout is practical and clearly arranged for day-to-day living, with separate reception spaces and a strong connection out to the garden.

It's a house that has been well maintained over time, with clear scope to update and shape around modern family life."

Gavin Amberton
Director



Tenure: Freehold. Council Tax Band: F. EPC: D

LIVING SPACES

The internal layout is clearly arranged, with a central hallway connecting the main rooms.

The principal reception room is positioned to the rear, with a wide window and direct outlook across the garden. This draws in natural light and gives the room a strong connection to the outside space. A separate dining room sits alongside, with double doors allowing it to open through when needed, but remain distinct for more formal use.

There is an additional reception room to the rear, which works well as a study, snug or secondary sitting room.

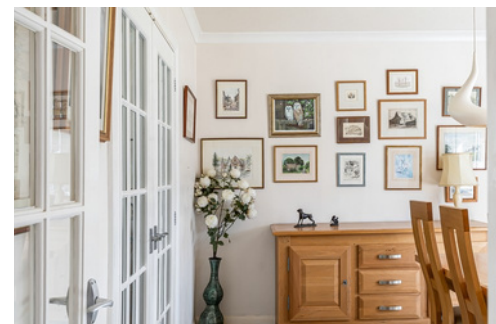


KITCHEN & DINING



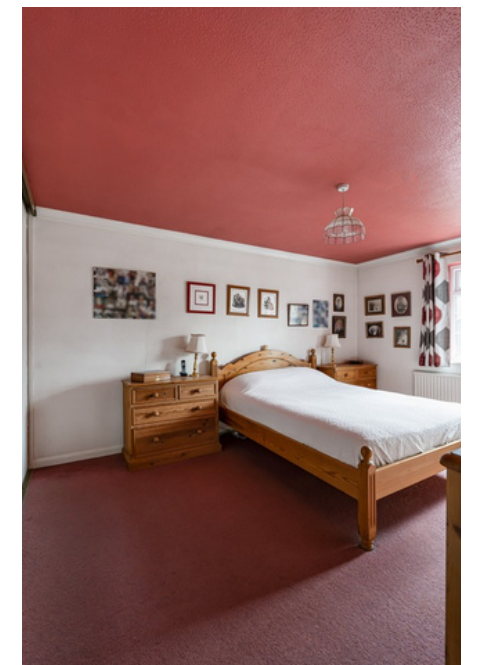
The kitchen is set to the front of the house, the layout is functional, with good storage and worktop space, and a natural link to the adjoining dining area.

There is clear potential here to rework or extend the space, subject to requirements, to create a more open-plan kitchen/living environment.



FIRST FLOOR

Upstairs, the main bedroom benefits from its own en-suite, while the remaining bedrooms are served by a family bathroom. The proportions are practical, with flexibility for family use, guest space or home working.





THE GARDEN



The rear garden is a key feature. It is established, with mature planting and a backdrop of trees that provide privacy and a green outlook.

The space is mainly laid to lawn, with patio areas positioned for seating and entertaining. The boundary planting and surrounding greenery create a sense of enclosure without feeling overlooked.

The driveway to the front allows for multiple vehicles and reinforces the sense of space on arrival.





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