

# 6 LEITHWAY

Cranleigh



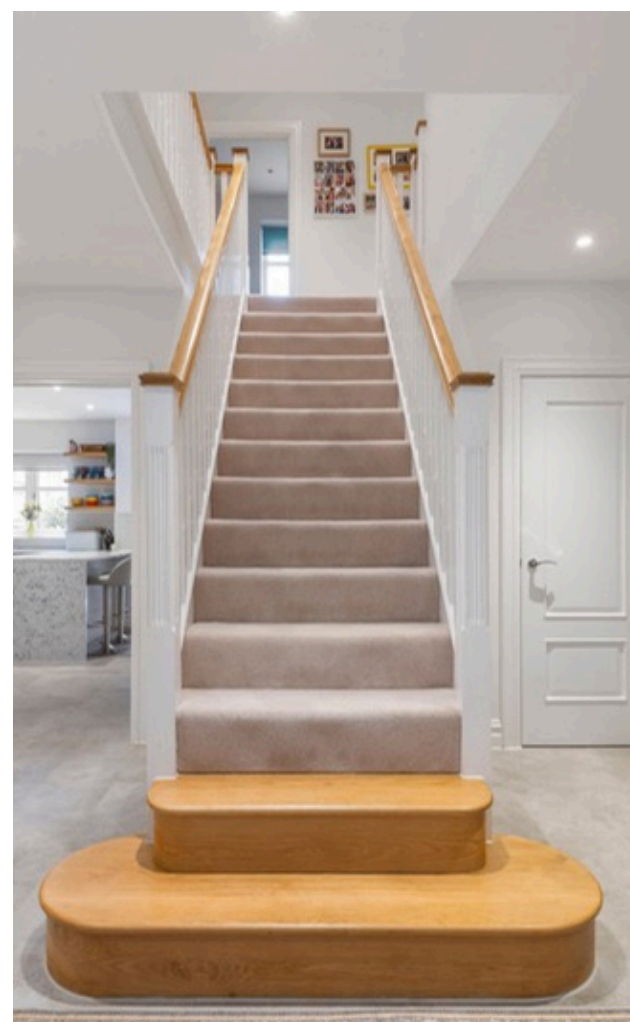
**Chantries  
& Pewleys**

ESTATE AGENTS



# AT A GLANCE

- Five double bedrooms
- Open-plan kitchen, dining & family room
- Sitting room
- Study / home office
- Principal bedroom with dressing area & en suite
- Family bathroom and ground floor cloakroom
- Detached garage
- Detached summer house
- Private, established garden
- Approx. 3,421 sq ft (inc garage and summer house)



Tenure: Freehold. Council Tax Band: . EPC:

Approximate Floor Area = 2822 sq ft / 262.2 sq m  
Garage = 505 sq ft / 46.9 sq m  
Summer House = 94 sq ft / 8.7 sq m  
Total = 3421 sq ft / 317.8 sq m



Ground Floor



First Floor





*A Home Designed for Everyday Living*

# FROM THE AGENT



What stood out to me when walking through this home was how well the layout supports day-to-day living. The rooms are arranged in a way that allows them to connect easily, while still giving enough separation for different parts of the house to be used at the same time. The kitchen, dining and family room is clearly where life centres, with plenty of natural light and a strong connection to the garden that you notice straight away.

The house offers a good amount of space without it ever feeling overdone. A separate sitting room provides a quieter place to step away to, while the study is a genuinely useful room that could adapt easily as needs change. Upstairs, the bedrooms are well sized and practical, with the principal suite positioned to give it a greater sense of privacy.

Outside, the garden feels established and well used, with the summer house adding an extra layer of flexibility. Combined with the home's position close to Cranleigh village, it's easy to see how comfortably this house fits into everyday life. It's a property that's clearly been looked after and is ready for its next owners to enjoy.

*Gavin*

Gavin Amberton  
Director





# STYLISH LIVING SPACES

*Comfortable, flexible rooms with a natural sense of flow*

From the moment you step inside, it's clear that the layout has been carefully considered. The living spaces are arranged to suit real day-to-day life. The sitting room offers a more enclosed place to relax, ideal for evenings in or when you want a little separation from the main hub of the house.

The study is a genuinely useful addition, working well as a home office but easily adaptable for hobbies, reading or family use. Having these spaces alongside one another means the house works just as well when everyone is doing something different as it does when you're together.







# SOCIAL KITCHEN

## *The Heart of the House*

This is very much the heart of the home. The kitchen, dining and family room has been designed around how people actually live, with plenty of space for cooking, eating and spending time together without the room ever feeling overworked. Light pours in through wide glazing, and doors open straight out to the garden, making it easy to move between inside and out. It's a space that works just as well for busy weekday mornings as it does for relaxed weekends and informal entertaining.

# PRINCIPAL SUITE

Set away from the main living areas, the principal suite feels private without being cut off from the rest of the house. The bedroom is generously sized, with a separate dressing area leading through to the en suite. The bathroom layout works particularly well, with the shower positioned independently to create a more private area within the space.





# FURTHER BEDROOMS



*Calm, comfortable spaces with flexibility*



The remaining bedrooms are all well proportioned and naturally bright, making them easy to adapt for children, guests or working from home as needs change. The family bathroom serves this floor well, allowing the space to function smoothly for shared use.





*Sunny, secluded and easy to enjoy*

Outside, the garden offers privacy and room to enjoy throughout the year, whether for relaxing or entertaining.

The summer house adds a useful extra layer of flexibility, and the setting combines the convenience of Cranleigh High Street with easy access to the surrounding countryside — a combination that works particularly well for everyday life.







 **Chantries & Pewleys**

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