



Poplars Avenue Road, Cranleigh GU6 7LQ  
£1,375,000



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ESTATE AGENT  
Est. 1991



## Poplars, Avenue Road

Nestled on a sought-after residential road, this individually designed and built family residence offers exceptional living space across three floors. Constructed in 2006 on a generous south-facing garden plot, the property blends quality craftsmanship with flexible family living. Step inside to a welcoming reception hall that sets the tone for this impressive home. The ground floor features a spacious open-plan lounge, dining room, and kitchen - perfect for entertaining and everyday living. There is a separate family room and large study/playroom, cloakroom with shower enclosure and a practical utility room with door to side access. Upstairs, the first floor hosts a luxurious master bedroom suite and a well-appointed guest suite, both with en-suite facilities, as well as two further double bedrooms and a stylish family bathroom. The top floor provides a large landing area ideal for children's studies and a fifth double bedroom, an additional bathroom. Crafted to a high specification, the home showcases oak-framed windows, oak internal doors, elegant oak staircases, and gas-fired central heating, ensuring both comfort and quality throughout. Outside, a large driveway with turning area is accessed via a five-bar gate and provides parking for numerous cars. Side access takes you to the generous rear garden, stretching approximately 130 ft in depth and has been beautifully landscaped with large expanses of lawn with raised flower beds and vegetable area at the foot of the garden, along with a covered BBQ seating area. Established boundaries provide great privacy and given the southerly aspect the garden enjoys bright and sunny aspects. Finally there are various garden stores and a workshop. A viewing is truly essential to appreciate the scale, design, and thoughtful detail of this exceptional home.



## Poplars, Avenue Road

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 42 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, Superdrug and the Handymans Store. Fountain Square is the centre of Alfresco entertainment and dining provided by the Richard Onslow pub/boutique hotel, Browns Gin & Tea bar, Pizza Express and Yangaz Café. 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. Lovely countryside surrounds the village, perfect for country walks and horse-riding pursuits. 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: TBD

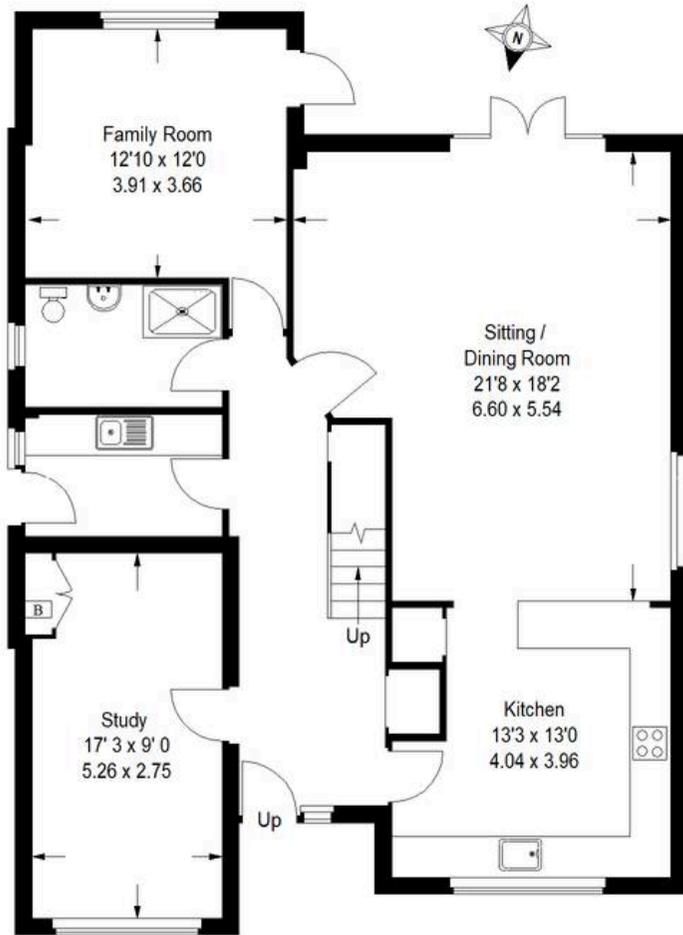
Tenure: Leasehold

EPC Energy Efficiency Rating: D

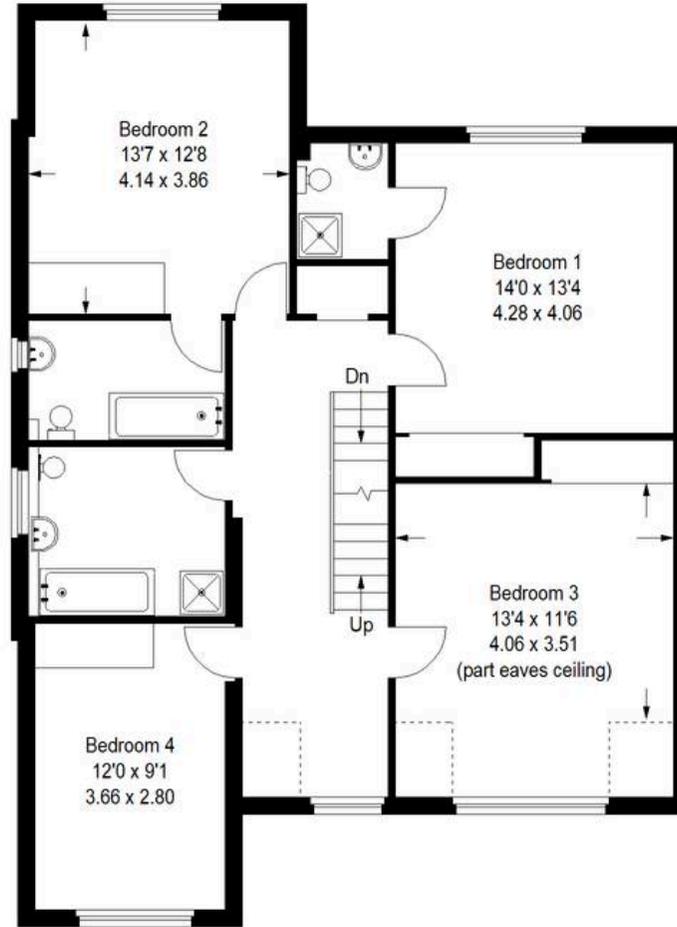
EPC Environmental Impact Rating: E



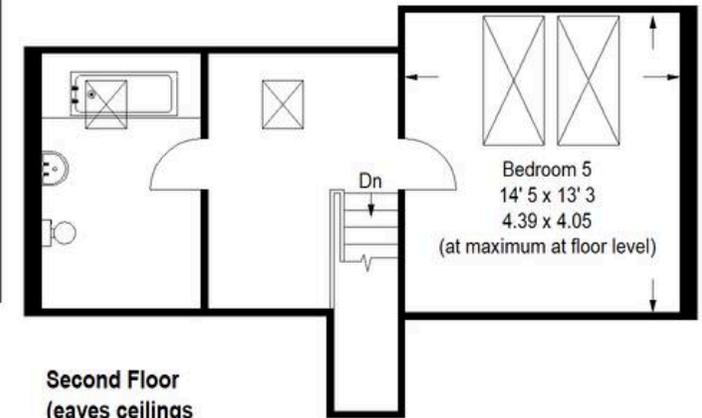




Ground Floor



First Floor



Second Floor  
(eaves ceilings  
throughout)

## Poplars, Avenue Road, Cranleigh

Approximate Gross Internal Area:  
247 sq mt / 2660 sq ft



This plan is for representation purposes only. Reproduced from plans supplied by the Agent. 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.



## Roger Coupe Estate Agent

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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.