



5 Exmoor Drive, Cranleigh  
£775,000



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ESTATE AGENT  
Est.1991



## 5 Exmoor Drive, Cranleigh

- Well presented detached family home
- Triple aspect sitting room
- Large open plan kitchen/dining room
- Four bedrooms
- Two bathrooms
- Landscaped garden with south westerly aspect
- Garage and driveway parking

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 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. 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.

## 5 Exmoor Drive

A well presented detached four bedroom family home situated in a small leafy cul de sac on this modern residential development built by Crest Nicholson in 2019. The property has accommodation arranged over two floors with a welcoming reception hall and cloakroom off, triple aspect sitting room with patio doors to the garden, large open plan kitchen/dining room and a utility room completing the ground floor. Stairs rise to the first floor where there are four bedrooms with the principal bedroom having an ensuite shower room and a family bathroom completes the first floor. Outside, there is plenty of driveway parking leading to a single garage, rear garden which is a lovely feature of the property having been landscaped with extensive paved patios with lawns and flower and shrub borders around which are now maturing providing privacy. The property benefits from a further patio area at the rear of the garage and all benefits from a south westerly rear aspect. We highly recommend a visit to fully appreciate this superb family home.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B





# Exmoor Drive, Cranleigh

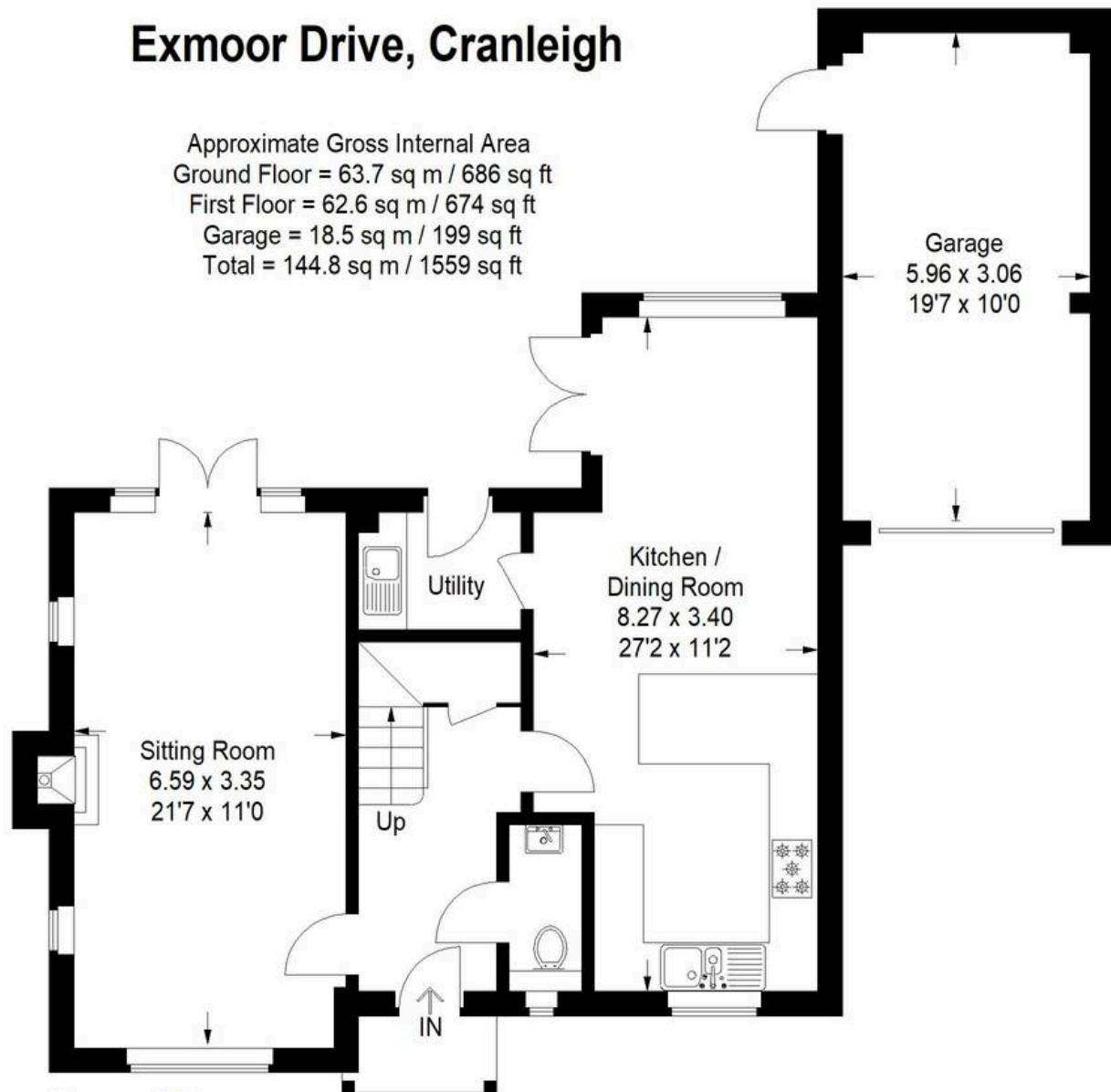
Approximate Gross Internal Area

Ground Floor = 63.7 sq m / 686 sq ft

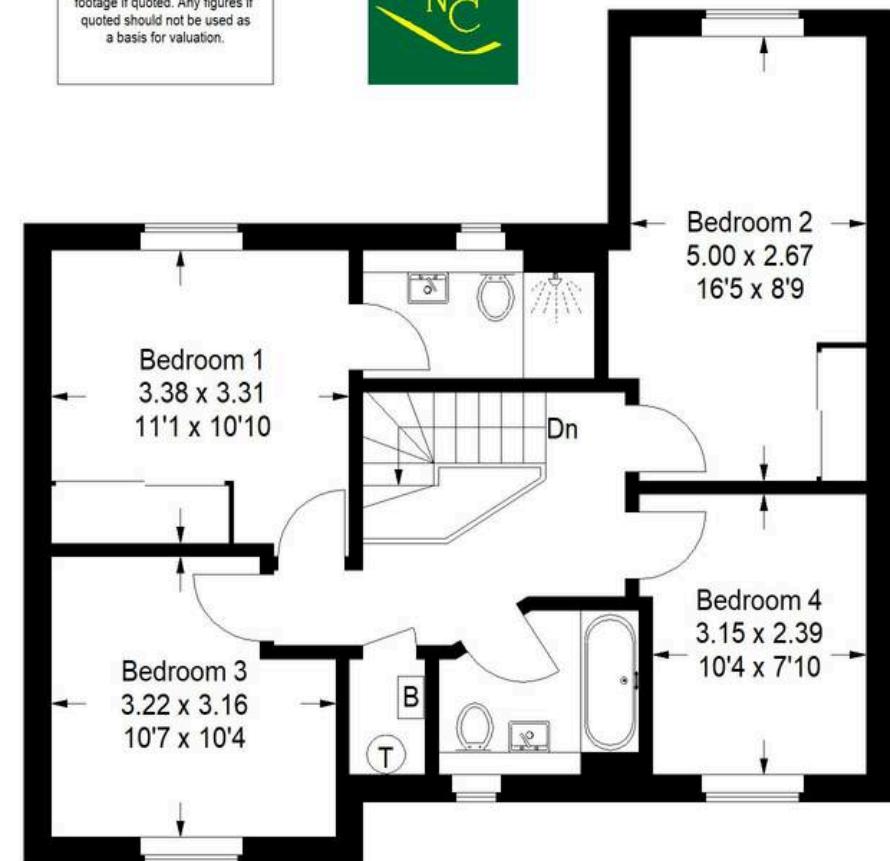
First Floor = 62.6 sq m / 674 sq ft

Garage = 18.5 sq m / 199 sq ft

Total = 144.8 sq m / 1559 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.



Ground Floor

First Floor



## 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.