



35 Longhurst Avenue, Cranleigh
£850,000



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ESTATE AGENT
Est. 1991



35 Longhurst Avenue

Cranleigh

- Three reception rooms
- Two bathrooms
- Double Garage and driveway parking
- Large garden
- Popular Crest Nicholson development
- Four bedroom detached home

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, featuring a lake, outdoor performance spaces including an impressive natural terraced amphitheatre and an adventure park. Lovely



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Cranleigh, Cranleigh

Positioned in one of Cranleigh's sought after new developments, this beautifully maintained four-bedroom detached home by Crest Nicholson offers the perfect balance of space, style, and setting. With its handsome red-brick detailing, landscaped frontage, and double garage, the property makes a striking first impression—while its peaceful location opposite open green spaces adds a rare sense of tranquillity.

Inside, the layout is both generous and versatile. Two spacious reception rooms and a study/family provide flexibility for family life, remote working, or entertaining, while the kitchen/breakfast area opens onto practical utility space and enjoys garden views. Upstairs, four well-proportioned bedrooms are served by a family bathroom and en-suite to the principal bedroom.

The rear garden is well-sized, ideal for children, pets, or summer gatherings. A detached double garage and wide driveway offer ample parking and storage, while the surrounding area is known for its friendly community feel, excellent schools, and easy access to the Downs Link bridleway providing lovely countryside walks and pursuits or access to the villages local amenities.

Whether you're upsizing, relocating, or seeking a forever home, this property delivers on every front—space, setting, and lifestyle.

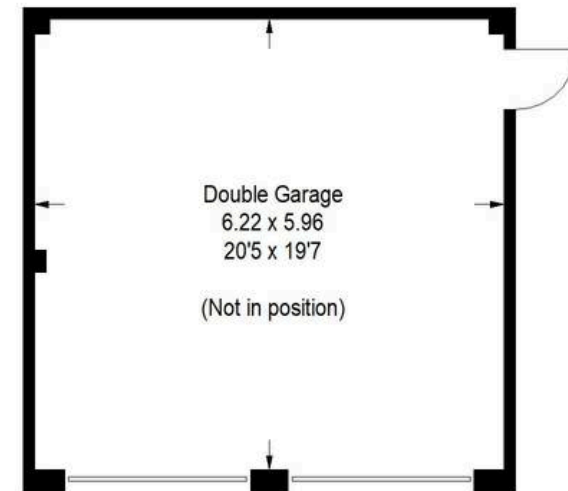
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Approximate Gross Internal Area
 Ground Floor = 75.4 sq m / 812 sq ft
 First Floor = 72.5 sq m / 780 sq ft
 Double Garage = 36.9 sq m / 397 sq ft
 Total = 184.8 sq m / 1989 sq ft



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.



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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.