



30 Wellwynds Road, Cranleigh  
£625,000



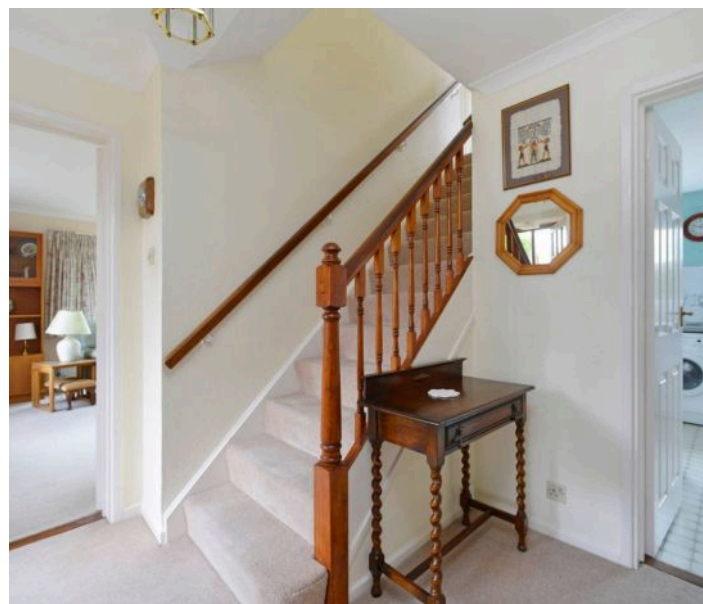
**ROGER COUPE**  
*your local property experts*

ESTATE AGENT  
Est. 1991





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.





# 30 Wellwynds Road

## Cranleigh

- Three bedroom detached home
- Wide corner plot
- Triple aspect sitting room
- Two reception rooms
- Driveway and separate garage
- No onward chain

Situated in a highly sort after residential area this three bedroom detached home occupies a wide bright and sunny corner plot. The property has accommodation arranged over two floors, with entrance hall, large bright and sunny triple aspect sitting room, dining room, cloakroom and kitchen on the ground floor. On the first floor there is a large landing and three double bedrooms and a shower room. Outside there is a driveway with parking for several cars and a separate drive and single garage on the return frontage. The garden is mainly laid to lawn with established flower and shrub borders all enjoying a westerly aspect. We highly recommend an early visit to appreciate the property's location and potential on offer.

Council Tax band: E

Tenure: Freehold



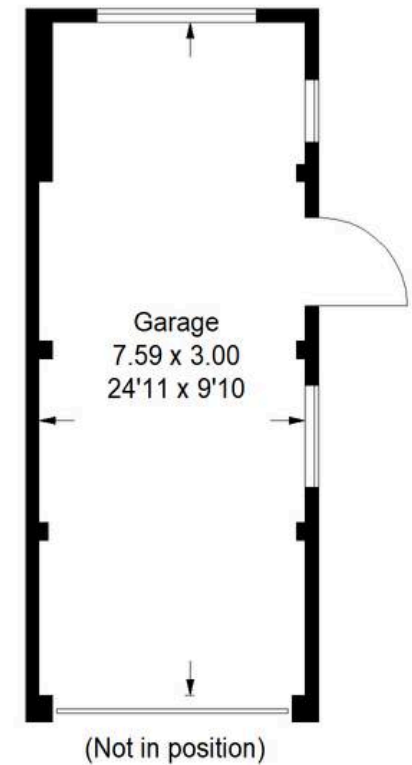
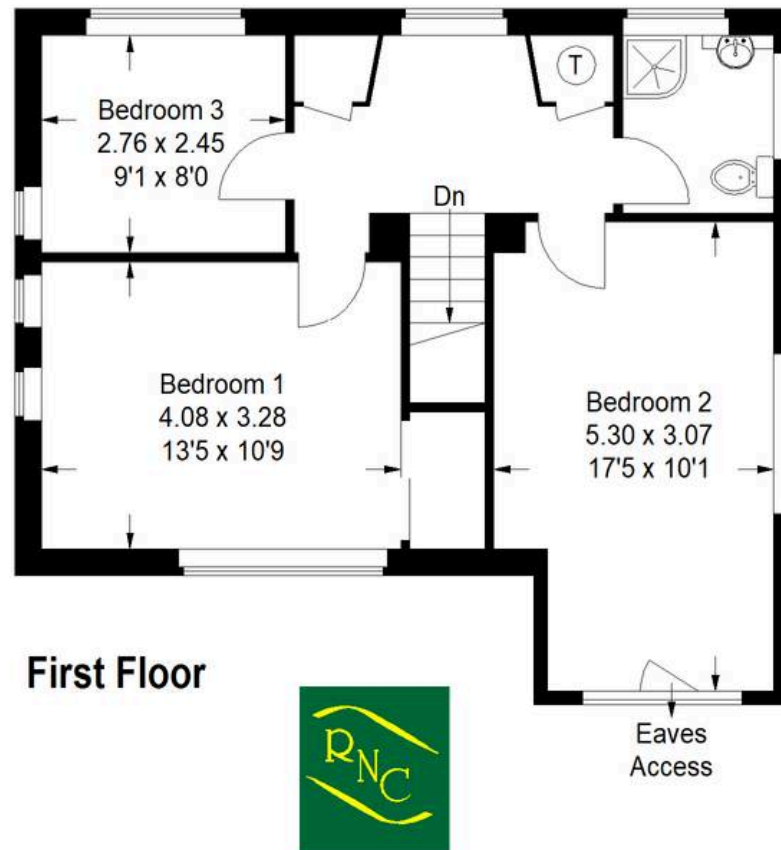
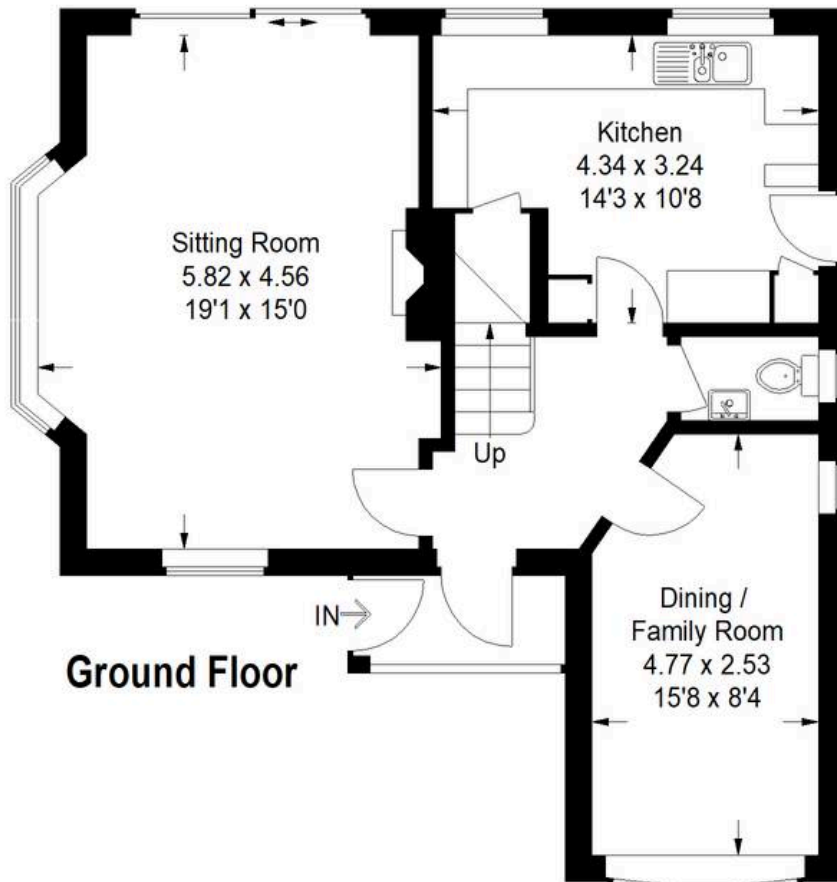
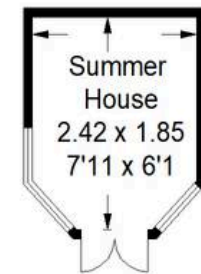




# Wellwynds Road, Cranleigh



Approximate Gross Internal Area  
 Ground Floor = 62.3 sq m / 670 sq ft  
 First Floor = 51.9 sq m / 559 sq ft  
 Outbuildings = 27.0 sq m / 291 sq ft  
 Total = 141.2 sq m / 1520 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.





## 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.