



9 Orchard Gardens, Cranleigh  
£695,000



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your local property experts

ESTATE AGENT  
Est. 1991



- Extended and improved detached bungalow
- Driveway parking and garage
- Large sitting room overlooking the garden
- No onward chain.
- Three bedrooms
- Conservatory
- Enlarged kitchen/breakfast room

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.



## 9 Orchard Gardens

Cranleigh

A well presented three bedroom bungalow situated on a wide corner plot in a quiet cul de sac close to the village centre. The property has been extended and re-modelled to create an enlarged kitchen/breakfast room with conservatory off, large living room overlooking the garden with a wood burning stove and three bedrooms, bathroom and cloakroom. Outside, there is a good size driveway leading to a single garage with adjoining covered storage area. The gardens wrap around the side and rear of the property and all enjoys a southerly aspect. The property benefits from gas fired heating and double glazed windows and offered for sale with no onward chain.

Council Tax band: C

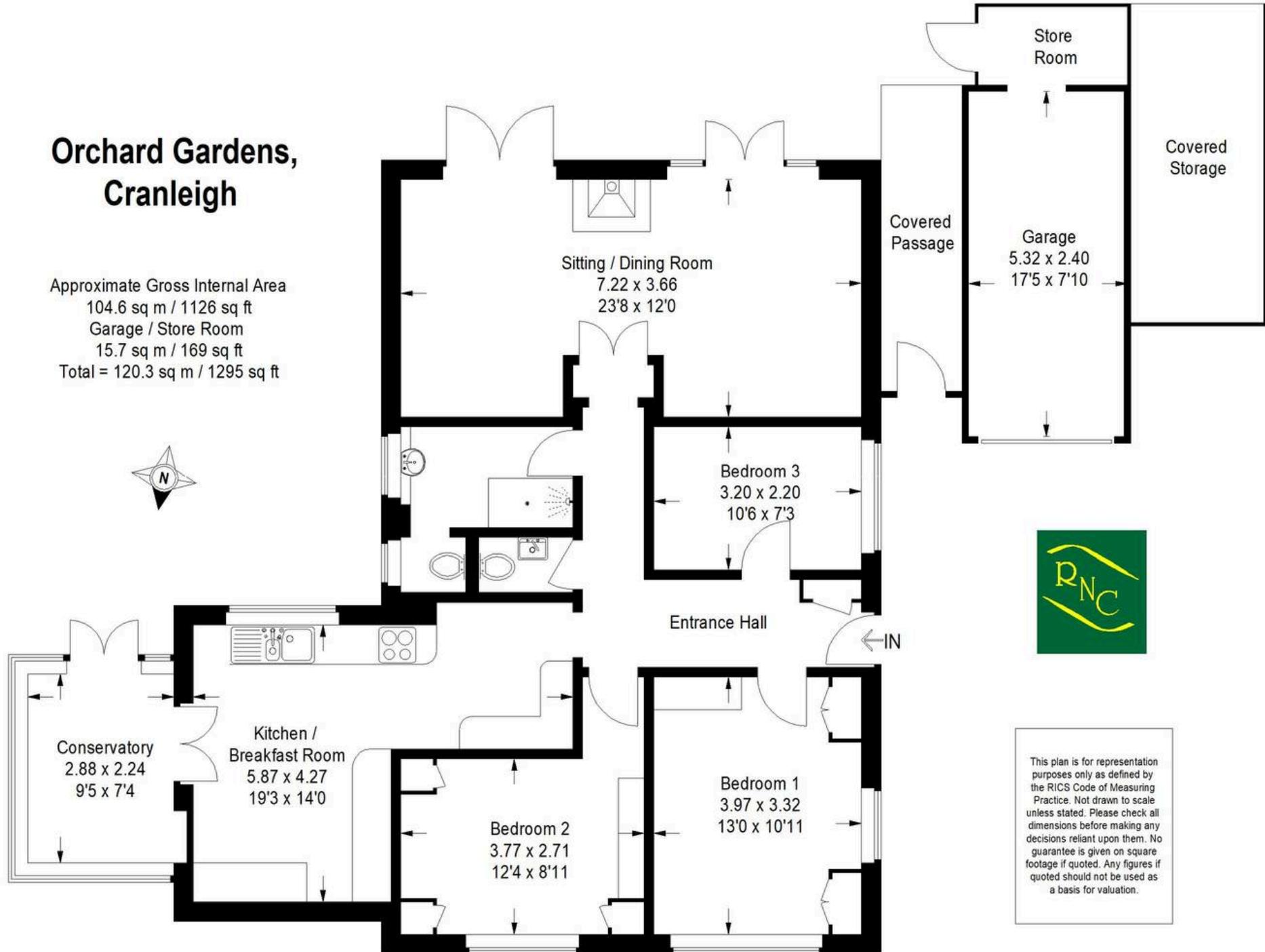
Tenure: Freehold





# Orchard Gardens, Cranleigh

Approximate Gross Internal Area  
 104.6 sq m / 1126 sq ft  
 Garage / Store Room  
 15.7 sq m / 169 sq ft  
 Total = 120.3 sq m / 1295 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.