



7 Cromwell Place, Cranleigh

Guide Price £835,000



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7 Cromwell Place

Cranleigh

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.

Council Tax band: G, Tenure: Freehold

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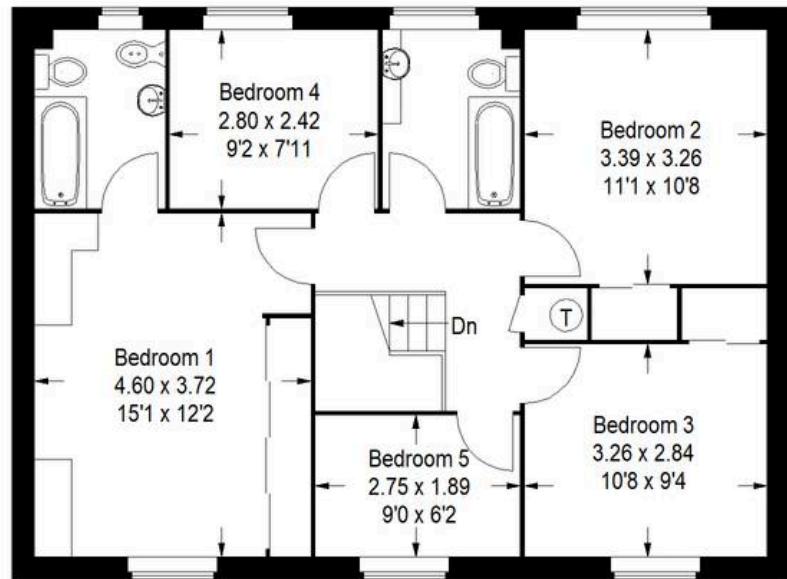
Cranleigh

A spacious five bedroom detached family home situated in this popular residential road, on a wide south west facing garden plot. The property has accommodation arranged over two floors with a welcoming reception hall, large double aspect sitting room, extending into a dining room, kitchen/breakfast room, study, utility room and cloakroom. On the first floor, there is a principal bedroom with ensuite bathroom and four further bedrooms and a family bathroom. Outside, the property is approached via a driveway providing plenty of off road parking leading to a double garage with electric roll up door and a most useful workshop to the rear. Side access to the rear garden, with wide paved patio leading onto lawns with flower and shrub borders around, all enjoying a south westerly aspect. Whilst the property benefits from double glazed windows and gas fired heating, it would now benefit from updating and therefore we highly recommend a visit to fully appreciate the potential on offer.

- Five bedroom family home
- Two Bathrooms
- Three reception rooms
- Popular residential road
- Wide west facing garden
- Double garage and workshop







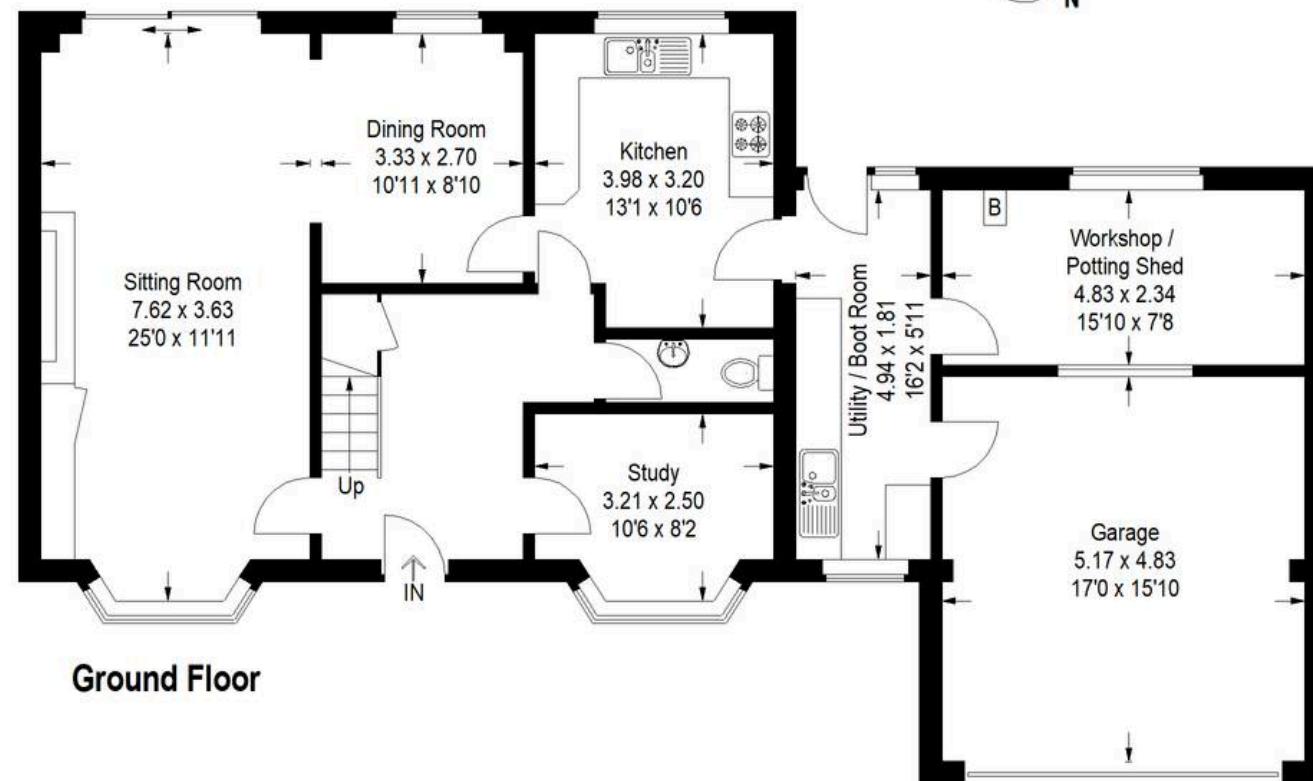
First Floor

Cromwell Place, Cranleigh

Approximate Gross Internal Area
 Ground Floor = 120.1 sq m / 1293 sq ft
 (Including Garage)
 First Floor = 69.1 sq m / 744 sq ft
 Total = 189.2 sq m / 2037 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

Roger Coupe Estate Agent, 151 High Street - GU6 8BB

01483 268555 • housesales@rogercoupe.com • www.rogercoupe.com



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.