



Leycroft Bookhurst Road, Cranleigh  
£675,000



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*your local property experts*

ESTATE AGENT  
Est. 1991



- Huge potential to extend stpp
- Detached bungalow
- Three bedrooms
- Two reception rooms
- Large garden with stunning views over adjoining farmland
- No onward chain

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.



# Leycroft Bookhurst Road

An extended character detached bungalow situated on a large garden plot on the semi-rural edge of the village with lovely views over adjoining farmland. Leycroft has, over the years, been extended and now provides an adaptable and well presented arrangement of rooms with a large welcoming reception hall, dining room, fitted kitchen, sitting room with garden room off enjoying lovely views over the garden and to the farmland beyond, three double bedrooms and a modern fitted bathroom. Outside, the property is approached via a tarmac driveway providing plenty of parking, leading to a single garage flanked by lawns with flower and shrub borders around. Side access to the rear garden, which is a delightful feature of the property being of good size with extensive areas of lawn interspersed by several fruit trees and flower and shrub borders to the side. A timber summer house with decked area in front and delightful open aspects over adjoining farmland to the rear. We highly recommend a visit to this property which offers further scope to extend perhaps into the roof space, as per adjoining properties subject to the usual planning consents. The property is offered for sale with no onward chain.

Council Tax band: F

Tenure: Freehold

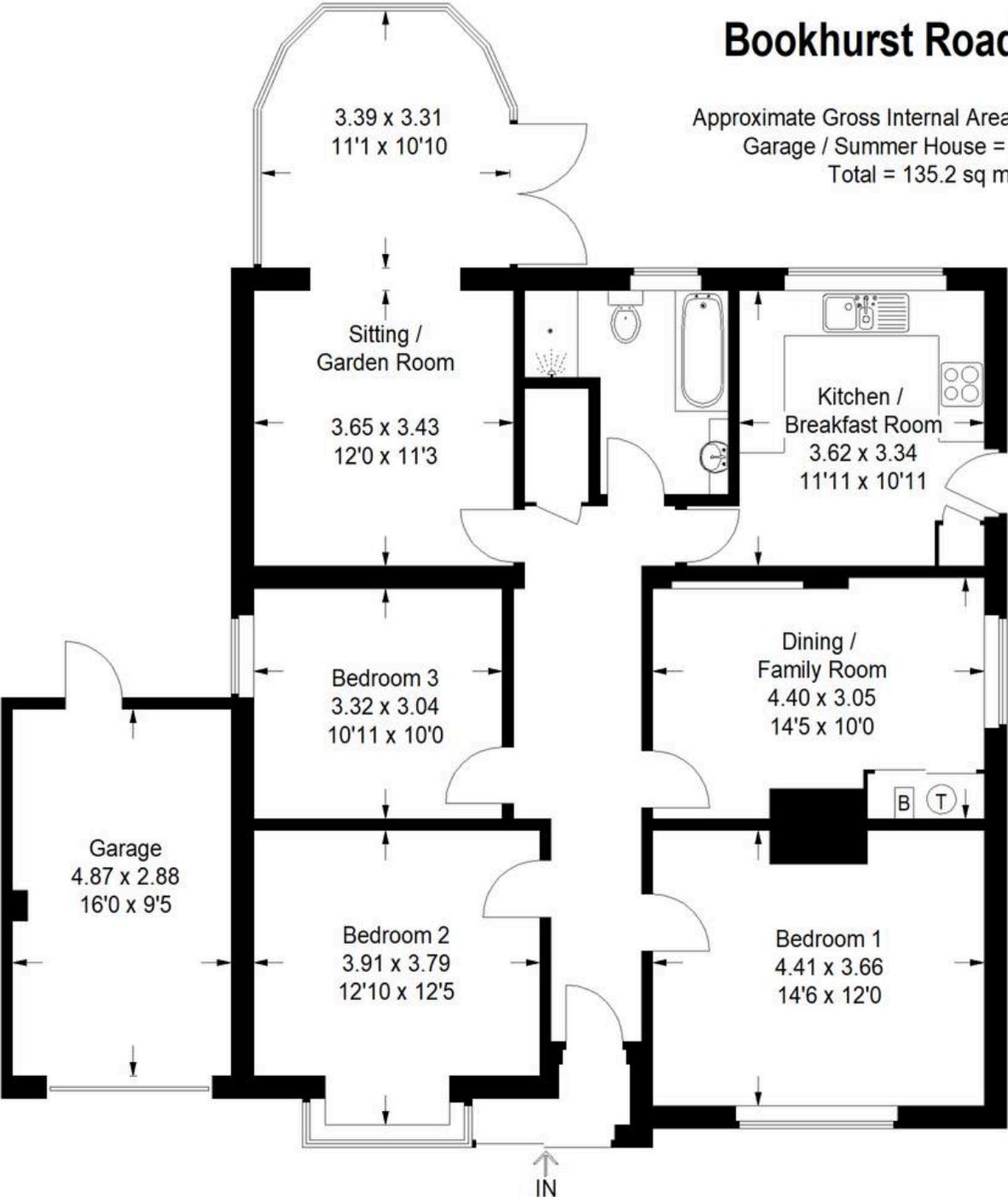
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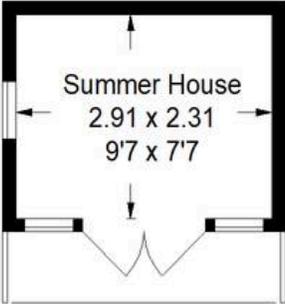


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Approximate Gross Internal Area = 114.5 sq m / 1232 sq ft  
 Garage / Summer House = 20.7 sq m / 223 sq ft  
 Total = 135.2 sq m / 1455 sq ft



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.



(Not in position)



## 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.