



31 Exbury Crescent, Cranleigh. GU6 8RE  
£900,000



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

  
ESTATE AGENT  
Est. 1991



- 1816 sq ft (plus garage) 5 Bedroom, 3 bathroom detached home
- Large open plan kitchen/dining/family room
- South facing garden
- Energy efficient home with excellent B rating
- Impressive principal bedroom with ensuite and dressing area
- Driveway parking for several cars and garage store and bar/home office.

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. Council Tax band: G



Tenure: Freehold

EPC Energy Efficiency Rating: B

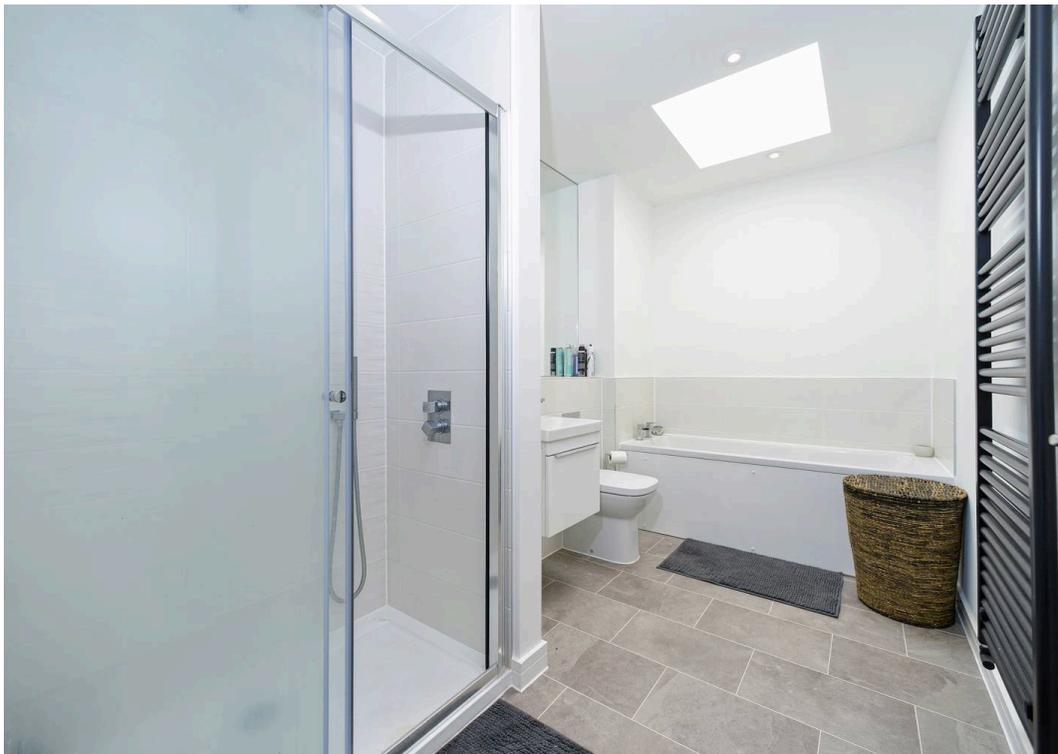
# 31 Exbury Crescent

Cranleigh, Cranleigh

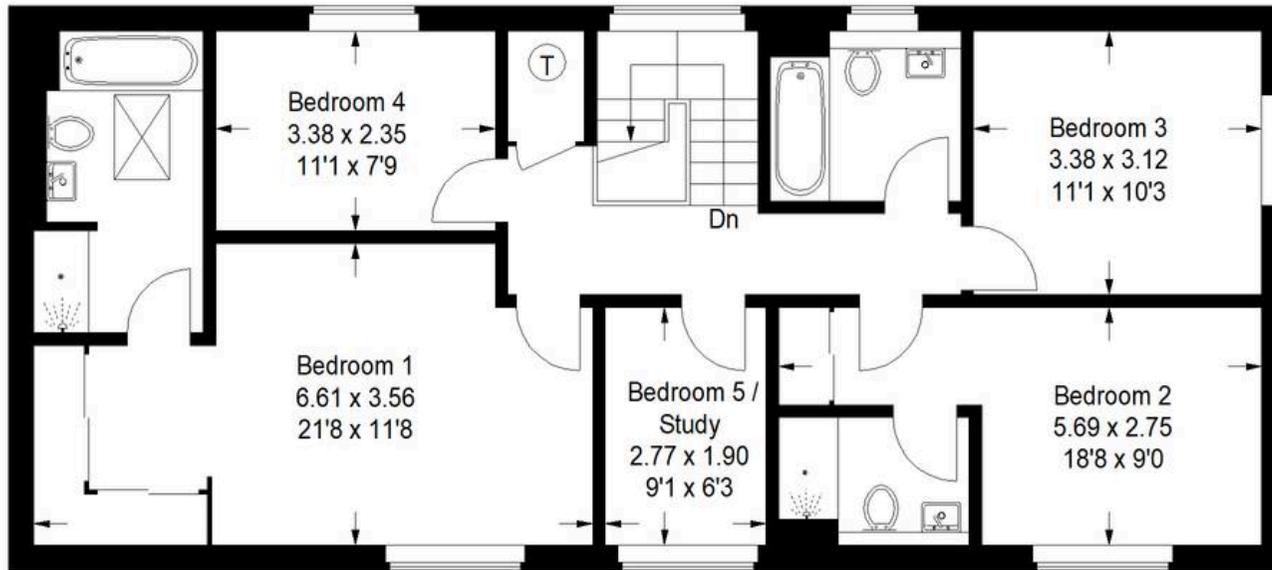
A spacious bright and airy, modern five bedroom family home situated on this popular development by Nicholas King Homes. Built to a contemporary design, this three year old property features accommodation arranged over two floors with a welcoming reception hall with cloakroom off, utility room, impressive large open plan kitchen/dining/family room which is some 32 ft in length with double doors to the garden and completing the ground floor, there is a double aspect sitting room. Stairs rise to the first floor where there is a principal bedroom suite with fitted wardrobe cupboards, ensuite bathroom with separate bath and shower, guest bedroom suite with ensuite shower room, three further bedrooms and a family bathroom. Outside, the property has driveway parking for several cars and a garage which has been converted into a garden store area and home bar/office. Side access to rear garden with large paved patio stepping onto extensive lawns all enjoying a bright and sunny southerly aspect. We highly recommend an early visit to fully appreciate the accommodation on offer.

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# Exbury Crescent, Cranleigh



**First Floor**

Approximate Gross Internal Area  
 Ground Floor = 84.5 sq m / 909 sq ft  
 First Floor = 87.7 sq m / 944 sq ft  
 Garage / Store / Bar = 18.3 sq m / 197 sq ft  
 Total = 190.5 sq m / 2050 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.



**Ground Floor**



## 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.