



35 Longhurst Avenue, Cranleigh  
£850,000



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

ESTATE AGENT  
Est. 1991



## 35 Longhurst Avenue

- Three reception rooms
- Two bathrooms
- Double Garage and driveway parking
- Large garden
- Popular Crest Nicholson development
- Four bedroom detached home

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 Rawlings Butchers, Cranleigh Fish, Celebration Cakes, M&S Food Hall and Sainsburys. Fountain Square is the centre of Alfresco entertainment and dining provided by the Richard Onslow pub/boutique hotel, Joanna's Tea Room and Browns Gin & Tea. 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. We are very lucky to have Knowle Park a new 60-acre country park and nature reserve in the heart of Cranleigh and lovely countryside surrounds the village. The Downs Link footpath and bridleway passes to the west of the High Street and follows the route of the old railway line between Guildford and Shoreham. Council Tax band: F, Tenure: Freehold, EPC Energy Efficiency Rating: B, EPC Environmental Impact Rating: B Estate service charge: £548pa



# 35 Longhurst Avenue

## Cranleigh

Positioned in one of Cranleigh's sought after new developments, this beautifully maintained four-bedroom detached home by Crest Nicholson offers the perfect balance of space, style, and setting. With its handsome red-brick detailing, landscaped frontage, and double garage, the property makes a striking first impression—while its peaceful location opposite open green spaces adds a rare sense of tranquillity.

Inside, the layout is both generous and versatile. Two spacious reception rooms and a study/family provide flexibility for family life, remote working, or entertaining, while the kitchen/breakfast area opens onto practical utility space and enjoys garden views. Upstairs, four well-proportioned bedrooms are served by a family bathroom and en-suite to the principal bedroom.

The rear garden is well-sized, ideal for children, pets, or summer gatherings. A detached double garage and wide driveway offer ample parking and storage, while the surrounding area is known for its friendly community feel, excellent schools, and easy access to the Downs Link bridleway providing lovely countryside walks and pursuits or access to the villages local amenities.

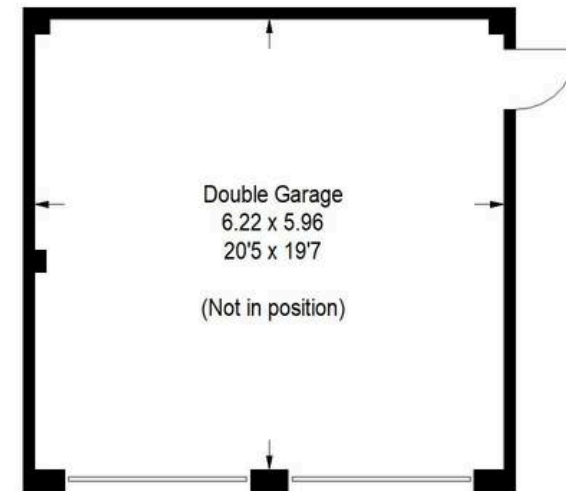
Whether you're upsizing, relocating, or seeking a forever home, this property delivers on every front—space, setting, and lifestyle.





# Longhurst Avenue, Cranleigh

Approximate Gross Internal Area  
 Ground Floor = 75.4 sq m / 812 sq ft  
 First Floor = 72.5 sq m / 780 sq ft  
 Double Garage = 36.9 sq m / 397 sq ft  
 Total = 184.8 sq m / 1989 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.