



**7 Charcoal Close, Alfold**  
**Price £750,000. STAMP DUTY PAID**





## 7 Charcoal Close

Alfold, Cranleigh

- STAMP DUTY PAID SAVING YOU £26,250
- Cul-de-sac location
- Ready to move in
- Air source heat pump
- Contemporary open plan kitchen/dining/family room
- 4 Bedrooms 2 Bathrooms
- Garage and driveway parking

The pretty Surrey village of Alfold is located approximately 4 miles from Cranleigh near the Sussex border. It has a post office and fabulous café the Alfold Larder, church, and busy sports clubs. It has good road links to Guildford and Billingshurst for mainline train services to London and the south coast. A range of well-regarded state and private schools are within easy reach of the village.

Cranleigh offers more comprehensive facilities including a wide variety of shops, pubs, restaurants and cafes, from independent retailers to well known brands including Marks and Spencers Food Hall and Sainsbury, as well as a weekly market and recreational facilities.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A

Estate management charge: £565.90 pa



This impressive four-bedroom detached new home offers the perfect blend of contemporary living and family comfort, situated in a peaceful cul-de-sac location. Ready to move in and benefitting from STAMP DUTY PAID (saving you £27,500). The spacious interior features a stylish open plan kitchen, dining, and family room, designed for modern lifestyles and perfect for entertaining or relaxing with loved ones. The kitchen is fitted with high-quality appliances and sleek cabinetry, while the adjoining dining area provides ample space for gatherings. Upstairs, you will find four well-proportioned bedrooms, including a principal suite with an en suite shower room, alongside a modern family bathroom.

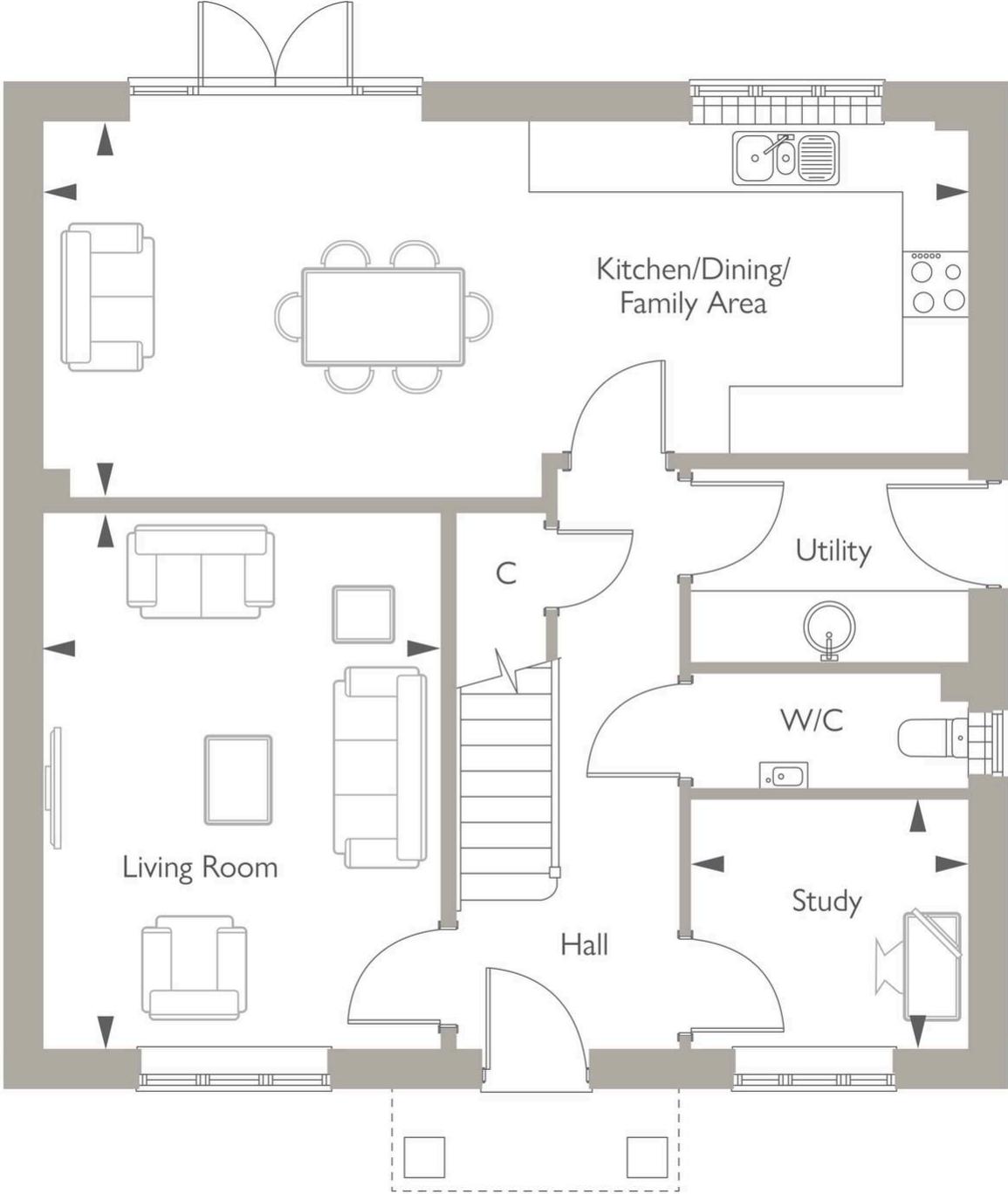
Additional features include a garage, driveway parking, and the added appeal of an energy-efficient air source heat pump, ensuring year-round comfort and lower utility costs.

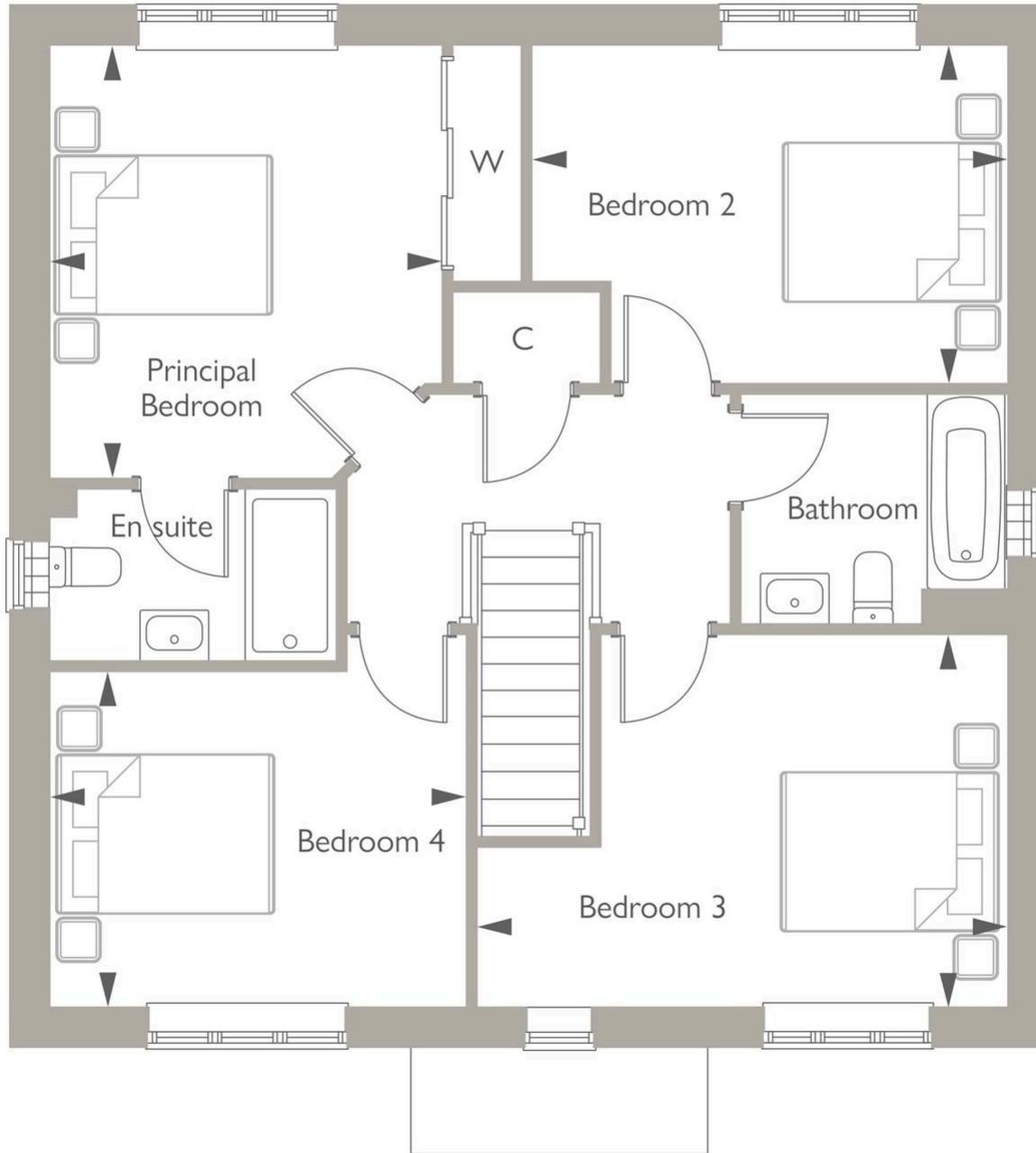
The property enjoys a generous plot with attractive outside space, ideal for families and those who love to spend time outdoors. The private rear garden is mainly laid to lawn, providing a safe and secure area for children to play or for summer entertaining. The front garden is attractively landscaped, enhancing the home's kerb appeal and providing a welcoming entrance. In addition to the garage, the driveway offers ample parking for multiple vehicles, making this property as practical as it is attractive.

With its quiet cul-de-sac setting and well-maintained surroundings, this home presents an excellent opportunity to enjoy both indoor and outdoor living in a desirable residential location.











## Roger Coupe Land & New Homes

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