



60 Sweeters Field Road, Alfold
£750,000





60 Sweeters Field Road

Alfold, Cranleigh

- STAMP DUTY PAID SAVING YOU £27,500
- Welcoming kitchen/dining area with bay window and French doors leading to the garden
- Designer kitchen with integrated appliances
- Separate utility room with door leading to the garden
- Living room with a further bay window and French doors leading to the garden
- Study
- Four double bedrooms with the Principal bedroom boasting an en suite shower room and fitted wardrobes
- Stylish family bathroom with a bath and walk-in shower
- Single garage and driveway parking
- Council Tax band: TBD
- Tenure: Freehold
- EPC Energy Efficiency Rating: B
- EPC Environmental Impact Rating: A
- Estate management charge: £565.90 pa

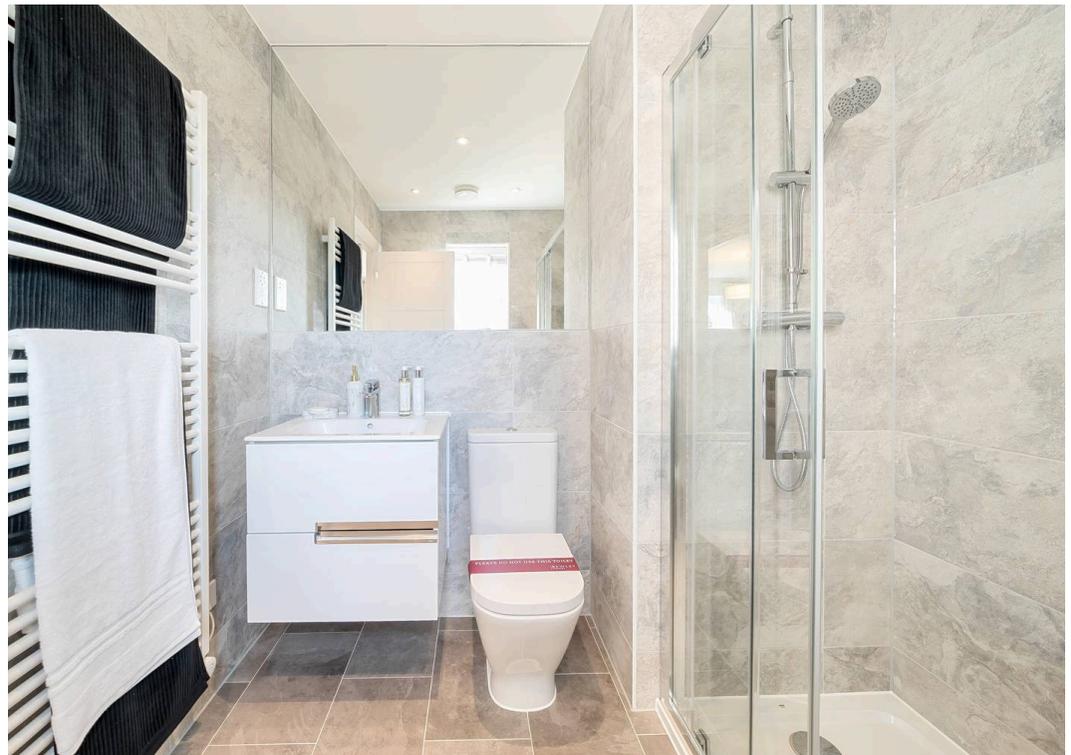
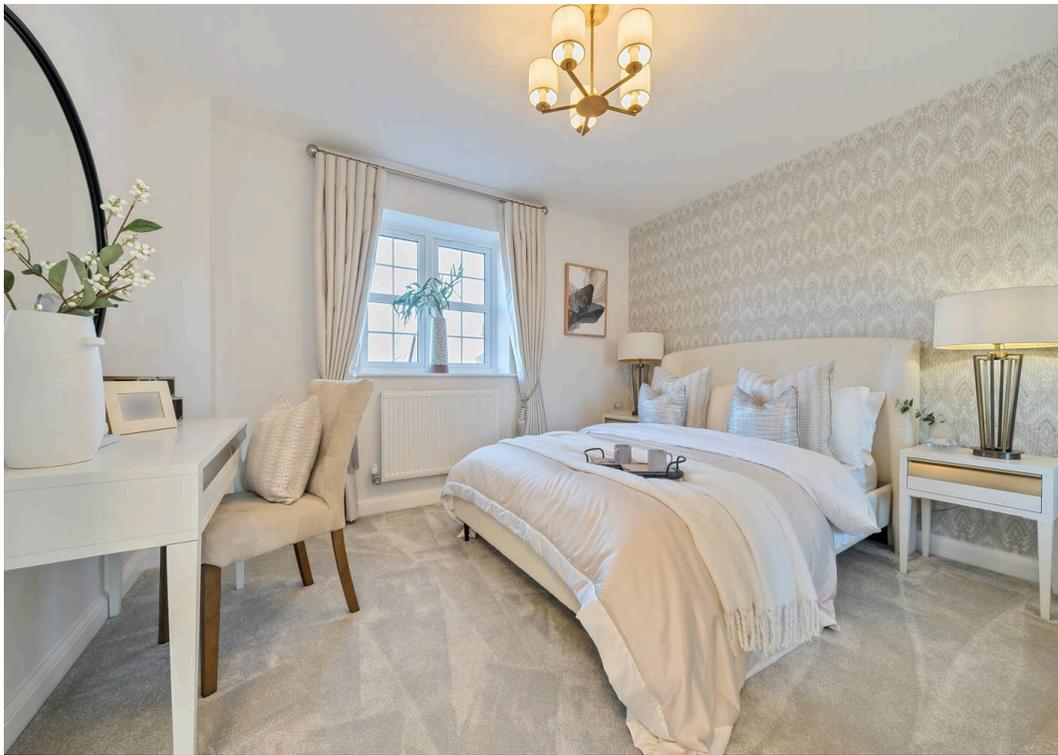
Please note some images are taken of the development show home and therefore intended as indicative images rather than specific to this actual plot.

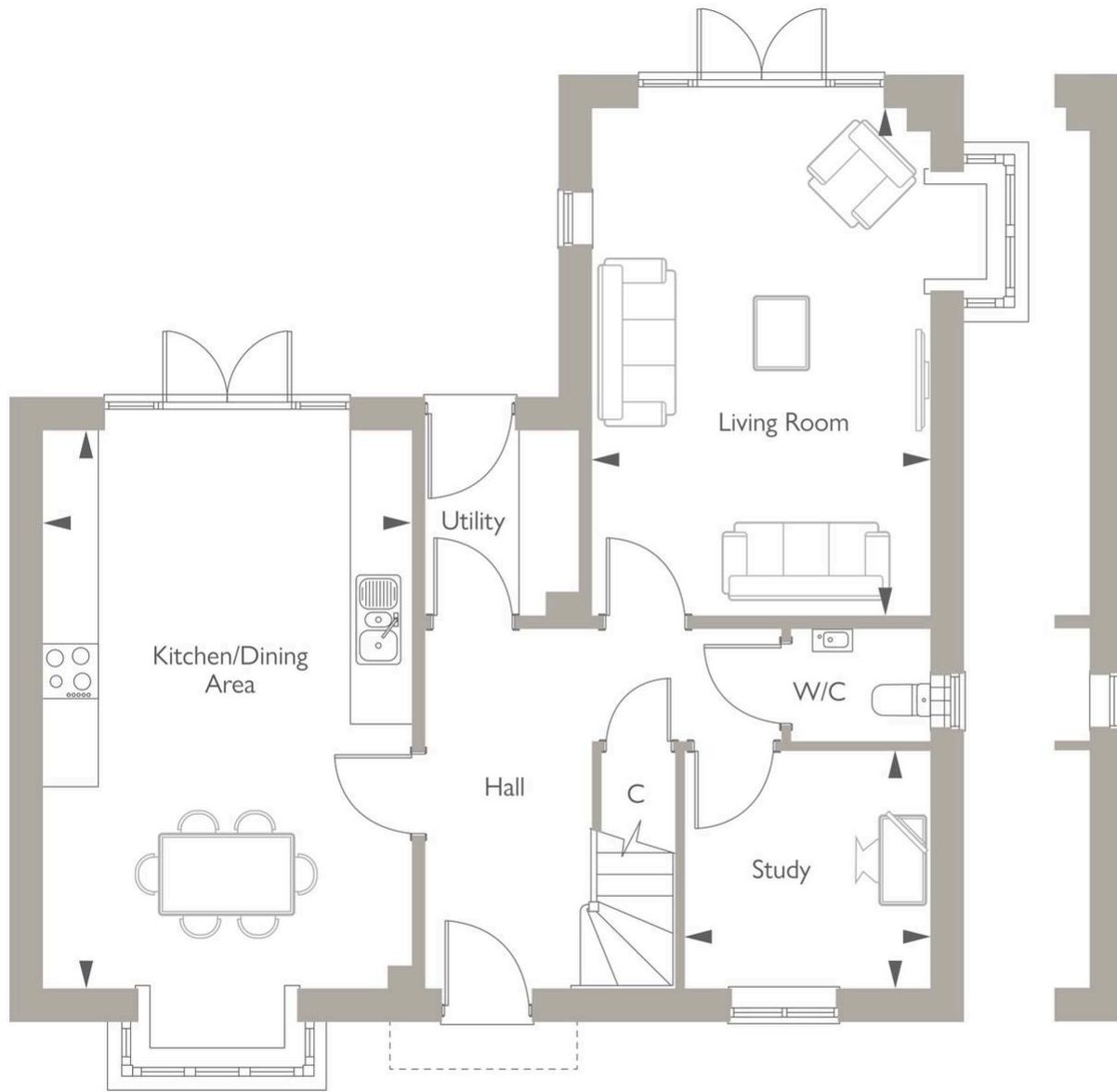


This impressive four-bedroom detached house offers spacious and contemporary living, designed with both comfort and style in mind. The property benefits from STAMP DUTY PAID (saving you £27,500), making it an exceptional opportunity for discerning buyers. The heart of the home is the welcoming kitchen and dining area, which features a beautiful bay window and French doors that open directly onto the garden. The designer kitchen comes fully equipped with integrated appliances, ensuring a seamless cooking experience, while the separate utility room (with its own access to the garden) adds convenience to daily routines. The living room is equally inviting, with a further bay window and additional French doors, creating a bright and airy space ideal for relaxing or entertaining guests. A dedicated study provides the perfect environment for working from home or quiet reading. Upstairs, you will find four generous double bedrooms. The principal bedroom stands out with its en suite shower room and fitted wardrobes, while the remaining bedrooms are served by a stylish family bathroom complete with a bath and walk-in shower. Additional features include a single garage and driveway parking, offering ample space for vehicles and storage.

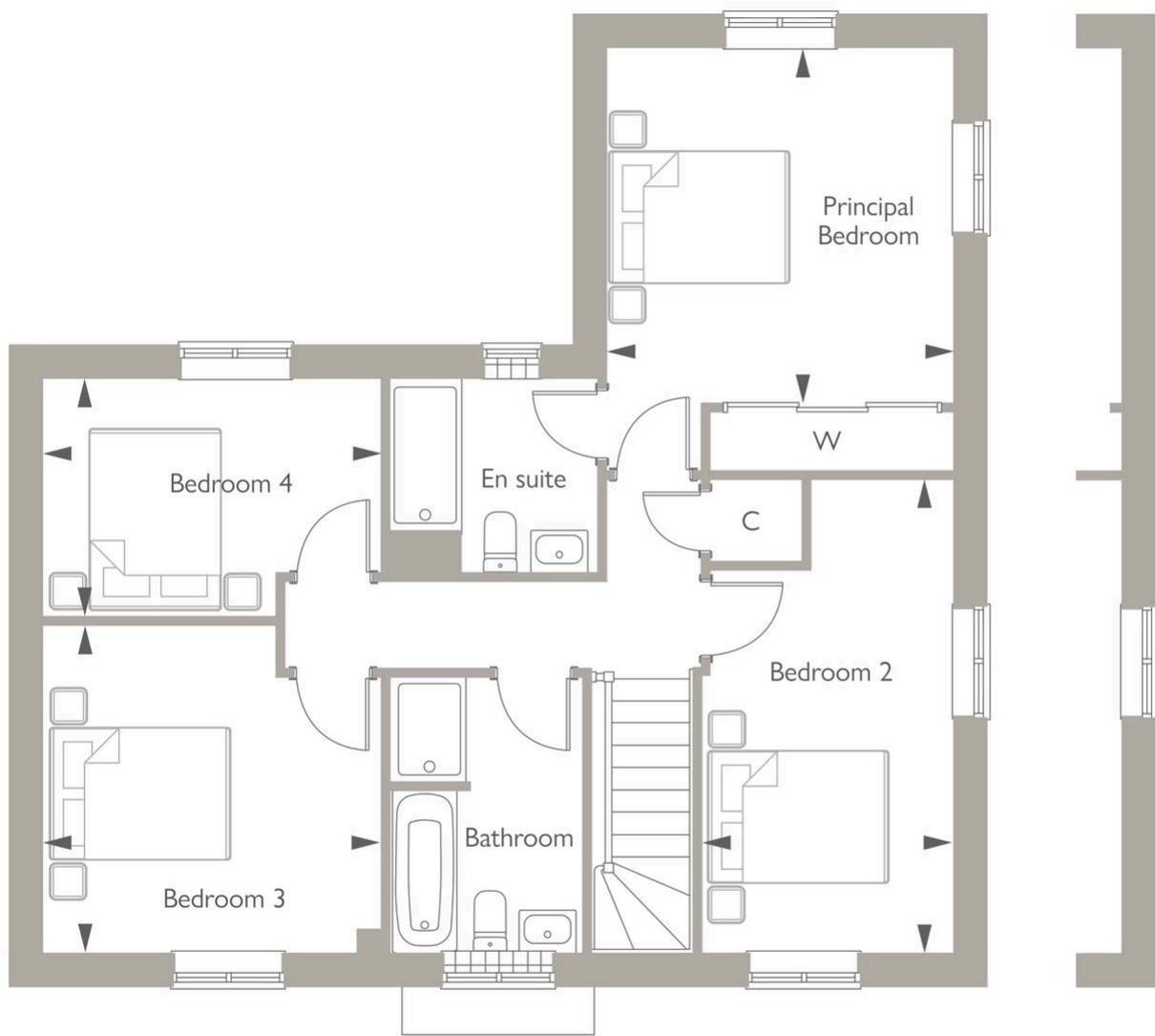
The outside space complements the interior perfectly, providing a private and attractive setting for both family life and entertaining. The garden, accessible from both the kitchen and living room via French doors, offers a seamless connection between indoor and outdoor living (ideal for summer gatherings or simply enjoying a morning coffee). The single garage and driveway not only offer secure parking but also additional storage for bikes, garden tools, or outdoor equipment.







Window variation
applies to
Plot 1 only.



Window and bed position varies to Plot 1 only.



Roger Coupe Land & New Homes Ltd

3 Bank Buildings, 151 High Street, Cranleigh - GU6 8BB

01483268555 • james@rogercoupe.com • www.rogercoupe.com/about-new-homes/