



5 Hydon Grove, Cranleigh
£950,000



ROGER COUPE
your local property experts


ESTATE AGENT
Est. 1991



5 Hydon Grove

Cranleigh

- Convenient central village location close to the Country Park
- Four bedroom Berkeley Home
- Ground floor cloakroom
- Two bathrooms
- Single garage
- Driveway parking
- Open plan kitchen/dining/family room

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 and 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 and lovely countryside surrounds the village, perfect for country walks and horse-riding pursuits.

Council Tax band: G * Tenure: Freehold * EPC : B



5 Hydon Grove

Cranleigh

A well presented four bedroom Berkeley Home conveniently situated in a small cul de sac in this sought after Leighwood Fields development. The property is situated close to the village centre and has pleasant outlooks to the front towards Cranleigh Country Park with access to the park for dog walking and leisure pursuits. The accommodation is arranged over two floors with a welcoming reception hall with two useful storage cupboards, deep under stairs cupboard, utility cupboard and ground floor cloakroom. There is an attractive sitting room with bay window and range of fitted bookshelves, an impressive open plan fitted kitchen/dining and family room with central island unit. Stairs rise to the first floor where there is a principal bedroom with range of fitted wardrobe cupboards, dressing area with wardrobe cupboards leading to an ensuite bathroom with separate bath and walk in shower, three further bedrooms and a family bathroom. Outside, there is driveway parking leading to a single garage and side access to the rear garden with paved patio stepping onto lawns with raised planters around and timber decking. Properties in this convenient central location are rarely available, therefore we highly recommend an early visit to avoid disappointment.

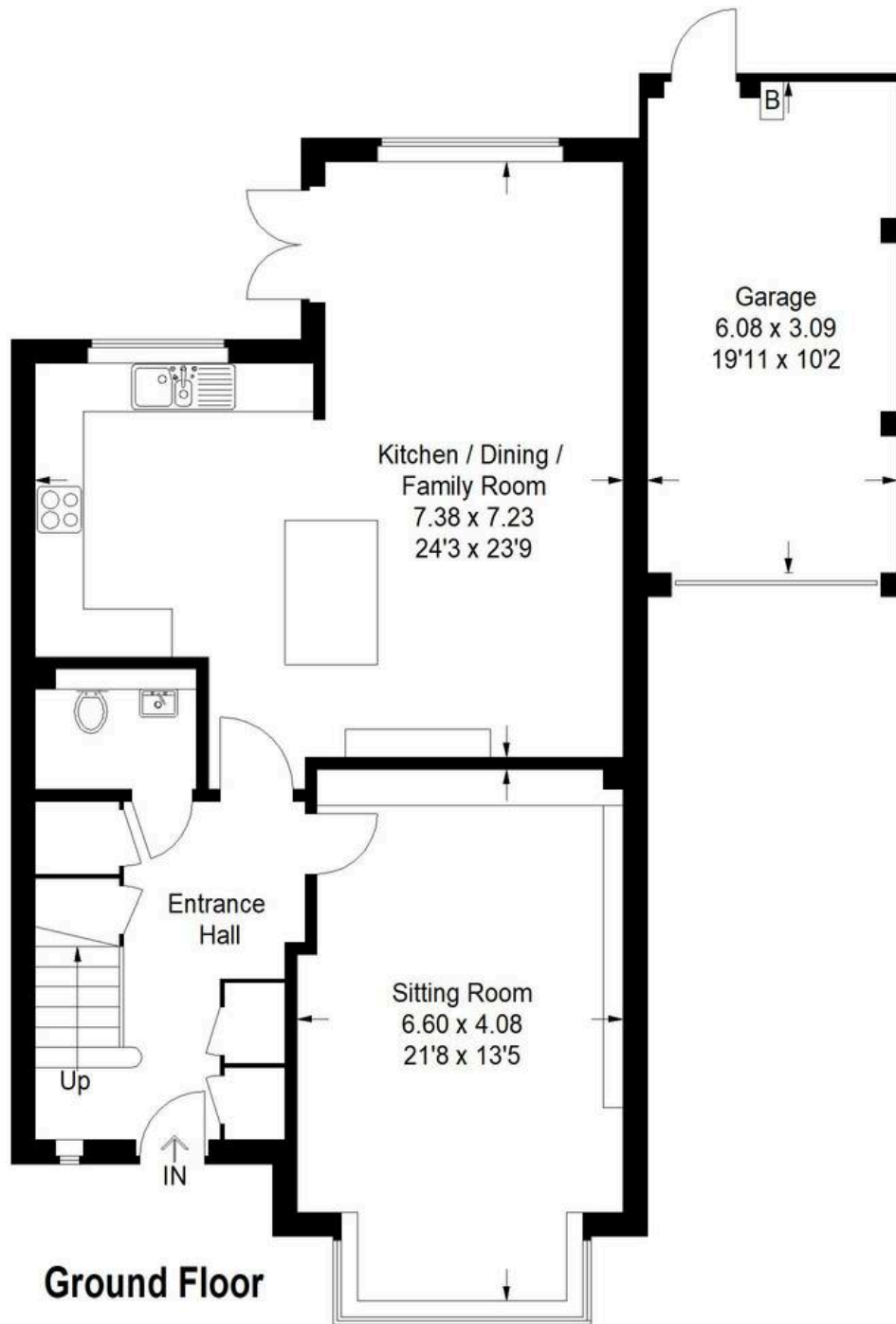
- Convenient central village location close to the Country Park
- Four bedroom Berkeley Home
- Ground floor cloakroom
- Two bathrooms
- Single garage
- Driveway parking
- Open plan kitchen/dining/family room



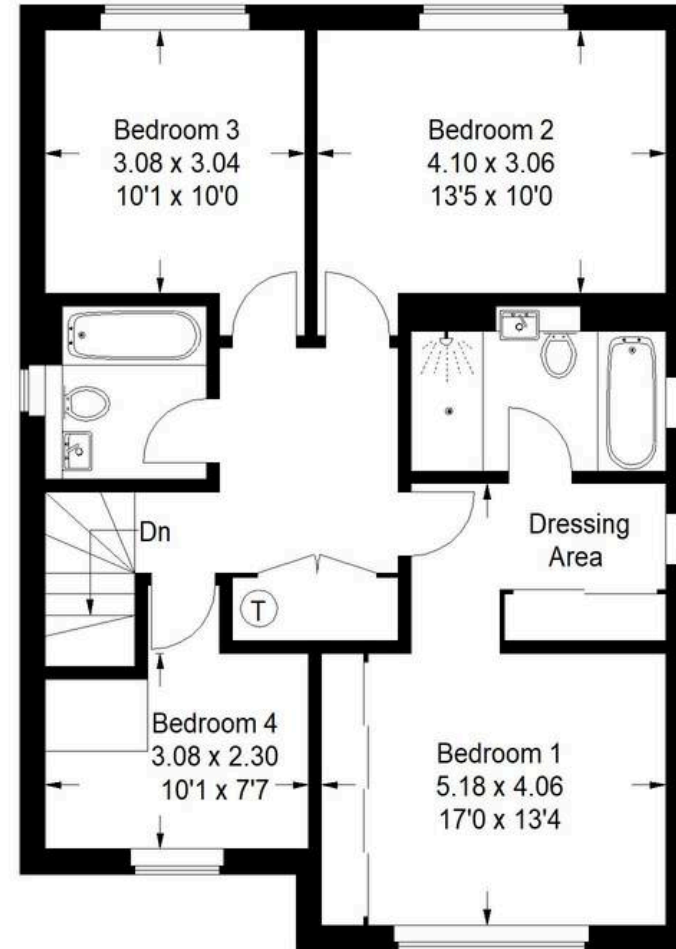


Hydon Grove, Cranleigh

Approximate Gross Internal Area
Ground Floor = 86.7 sq m / 933 sq ft
First Floor = 74.1 sq m / 798 sq ft
Garage = 18.9 sq m / 203 sq ft
Total = 179.7 sq m / 1934 sq ft



Ground Floor



First Floor



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

Roger Coupe Estate Agent, 151 High Street - GU6 8BB

01483268555 • housesales@rogercoupe.com • www.rogercoupe.com



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.