



5 Charcoal Close, Alfold
£725,000





5 Charcoal Close

Alfold, Cranleigh

- STAMP DUTY PAID SAVING YOU £26,250
- Ready to move in
- Air source heat pump
- Contemporary open plan kitchen/dining/family room
- Cul-de-sac location
- 4 Bedrooms 2 Bathrooms
- Garage and driveway parking
- EPC Energy Efficiency Rating: B
- EPC Environmental Impact Rating: A
- Council Tax band: TBD
- Tenure: Freehold
- Estate Management charge: £565.90 pa

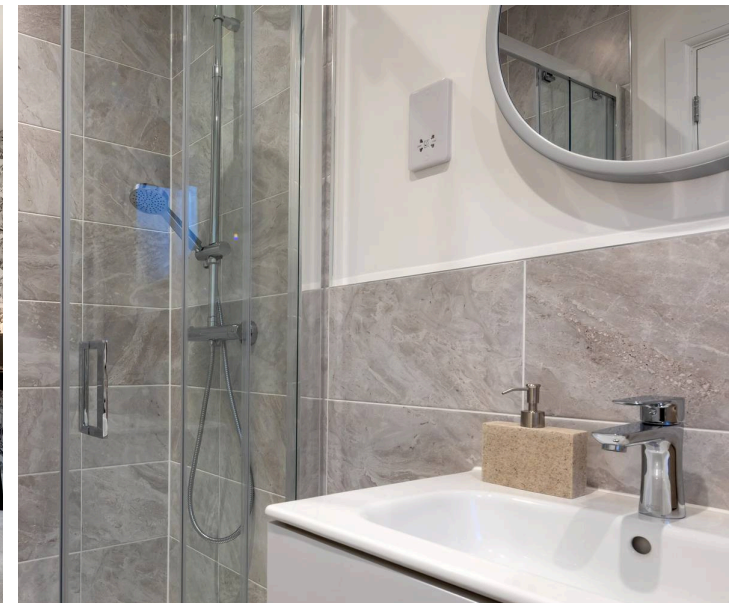
The pretty Surrey village of Alfold is located approximately 4 miles from Cranleigh near the Sussex border. It has a post office and fabulous café the Alfold Larder, church, and busy sports clubs. It has good road links to Guildford and Billingshurst for mainline train services to London and the south 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.



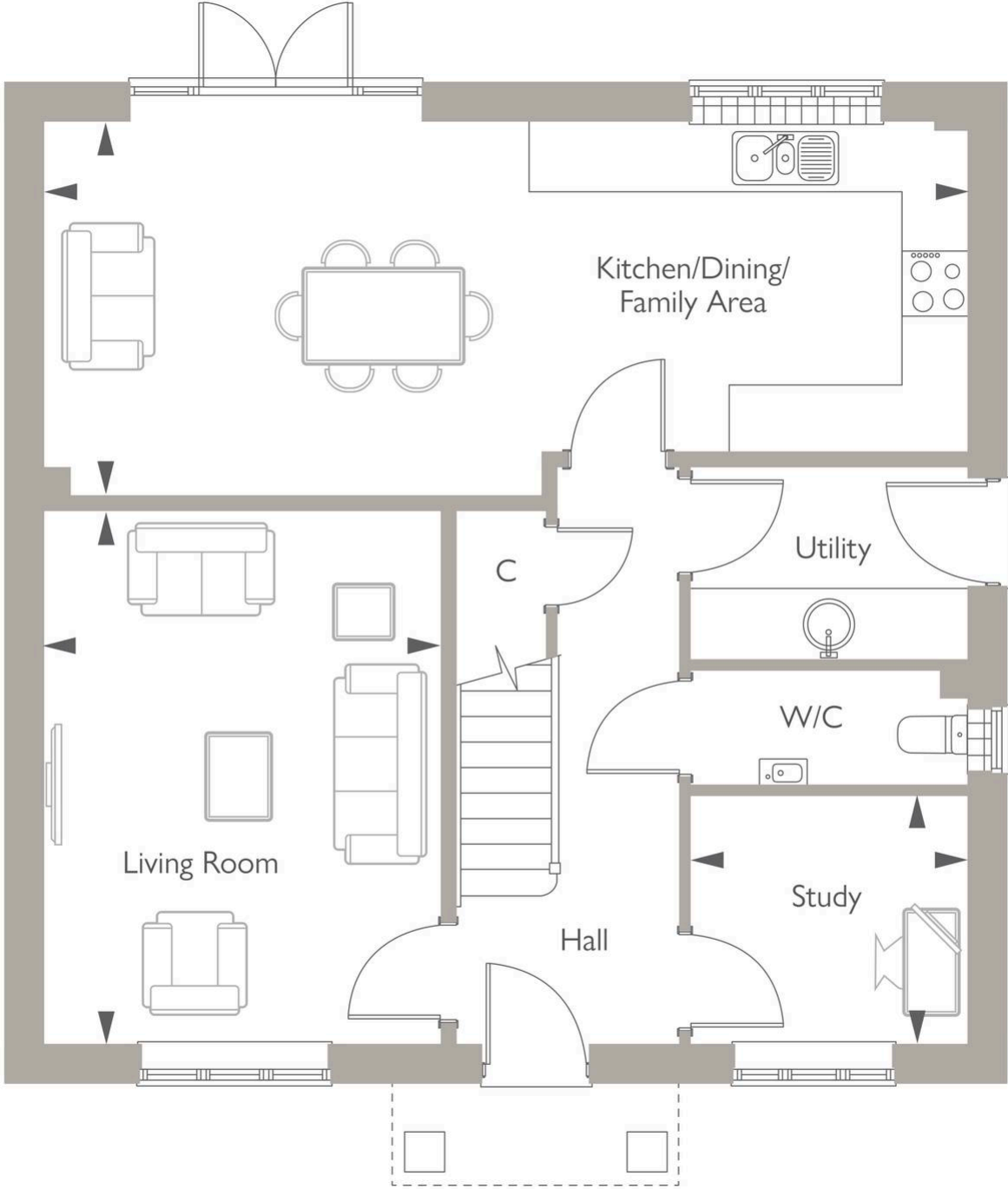
This outstanding four-bedroom detached home delivers an ideal balance of modern style and family-friendly living, set within a desirable cul-de-sac. Ready for immediate occupation and offering the significant benefit of **STAMP DUTY PAID (a saving of £26,250)**, this superb property at Willow Fields, built by the highly regarded Bewley Homes, presents a truly stress-free move.

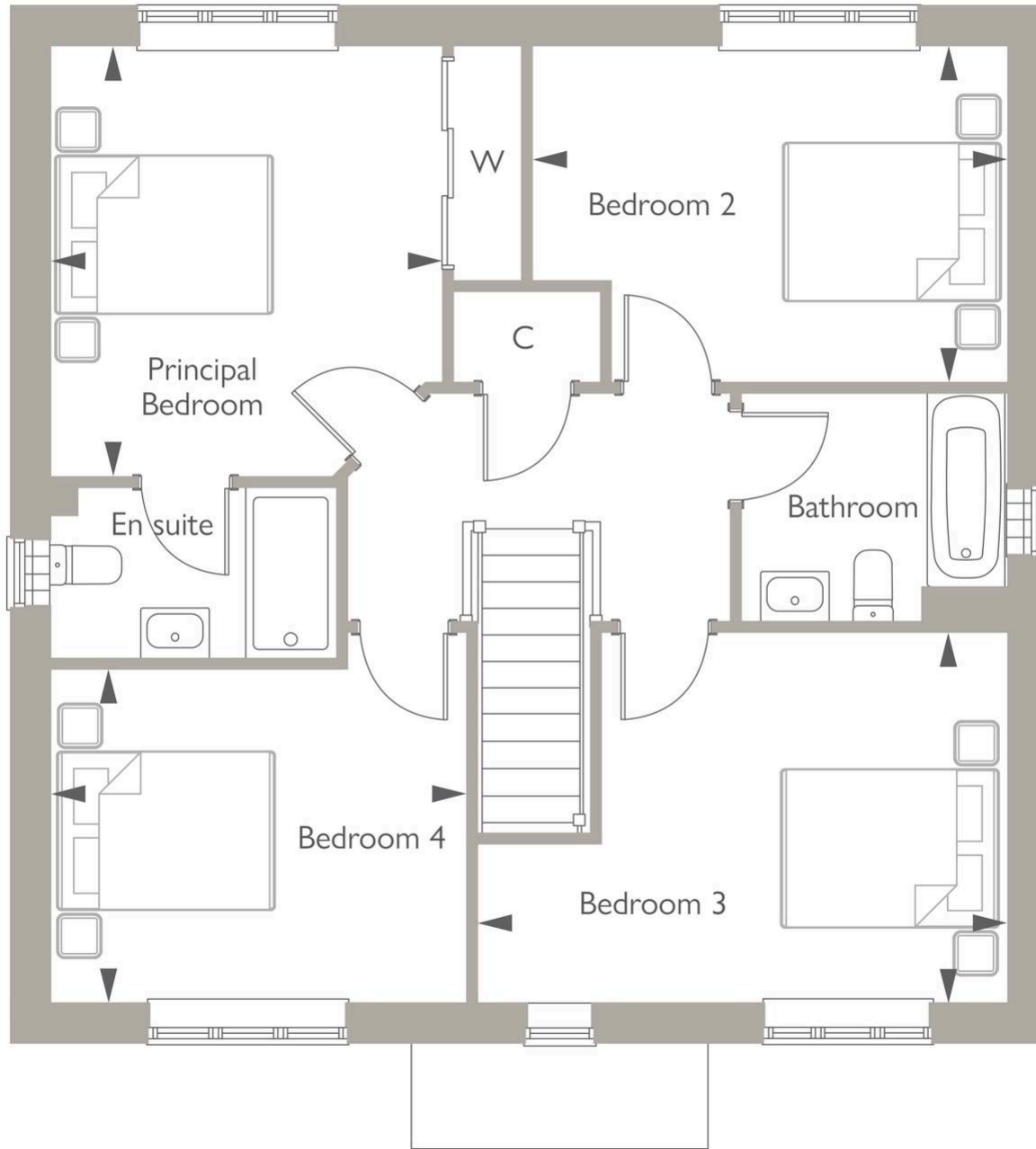
Inside, the home boasts a generous and thoughtfully designed layout, centred around a stunning open-plan kitchen, dining and family area. Perfectly suited to contemporary living, this space is ideal for both entertaining and everyday family life. The kitchen features high-quality integrated appliances and sleek modern cabinetry, with the dining area offering ample room for hosting friends and family. Upstairs, there are four well-proportioned bedrooms, including an impressive principal bedroom with an en suite shower room, complemented by a stylish family bathroom. Further benefits include a garage, driveway parking and an energy-efficient air source heat pump, providing comfort throughout the year while helping to reduce running costs.

Please note: some images are taken from an existing Bewley Homes show home and are indicative of the property rather than the specific plot advertised.











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