



# 1 Railway Cottages, Cranleigh. GU6 8SE

Guide Price £725,000



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

 ESTATE AGENT  
Est. 1991



- Character semi detached cottage
- Three bedrooms, two doubles.
- Two bathrooms
- Large garden of approx 0.3 of an acre
- Walking distance from the village centre.
- Secluded location
- Fruit cages and Veg garden

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 a Butchers, Fishmonger, Bakery, M&S Food Hall, Sainsburys, Co-Op, Boots and Handyman's Store. 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. Knowle Park is a new 60-acre park and nature reserve in the heart of Cranleigh, featuring a lake, outdoor performance spaces including an impressive natural terraced amphitheatre and an adventure park.



Council Tax band: E Tenure: Freehold

EPC Energy Efficiency Rating: D

An attractive part tile hung semi-detached character cottage that over the years has been extended, situated on a large garden plot of approximately a third of an acre. The property sits in an oasis of garden, yet is centrally located within walking distance of village centre via direct access to the Downs Link footpath. The accommodation is arranged over two floors with an entrance porch leading to an attractive dining/reception hall with woodburning stove and cloakroom off, farmhouse style kitchen with utility room off and a double aspect sitting room with double doors to the garden completing the ground floor accommodation. There is attractive strip wood flooring throughout the ground floor. Stairs rise to the first floor where there are three good sized bedrooms with the principal bedroom having an ensuite shower room, two further bedrooms and a family bathroom. Outside, the gardens are a true delight being of good size. There is a formal garden adjoining the driveway providing parking for several cars and the rear garden has a patio area flanked by shaped lawns with established flower and shrub borders around, interspersed by mature fruit trees. There is a useful timber summer house/studio. Across the driveway from the property, there is a large expanse of garden which is mainly laid to lawn with fruit cages and veg garden. This is a great additional asset to the property and we highly recommend a visit to fully appreciate the property's character and convenient location.




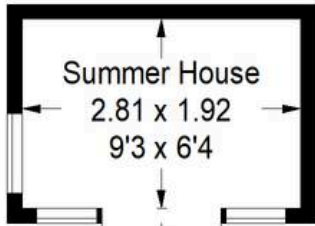


# The Common, Cranleigh

Approximate Gross Internal Area  
 Ground Floor = 58.0 sq m / 624 sq ft  
 First Floor = 55.8 sq m / 601 sq ft  
 Outbuilding = 5.3 sq m / 57 sq ft  
 Total = 119.1 sq m / 1282 sq ft



 = Reduced headroom below 1.5 m / 5'0"

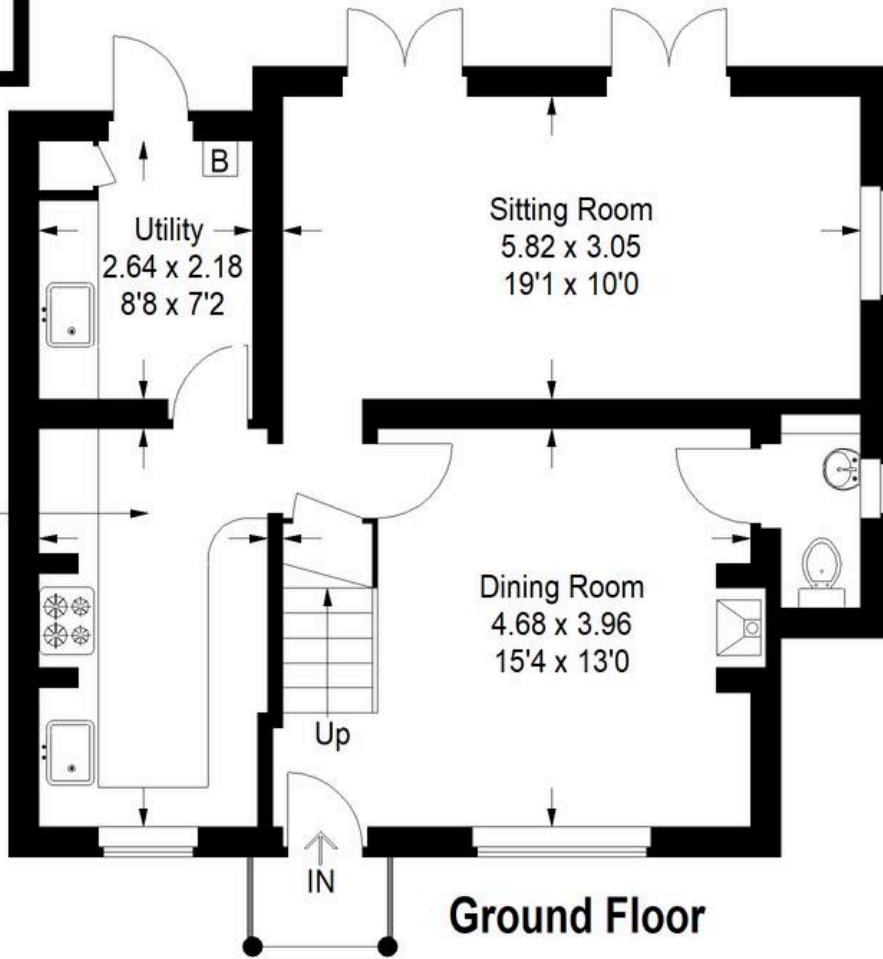


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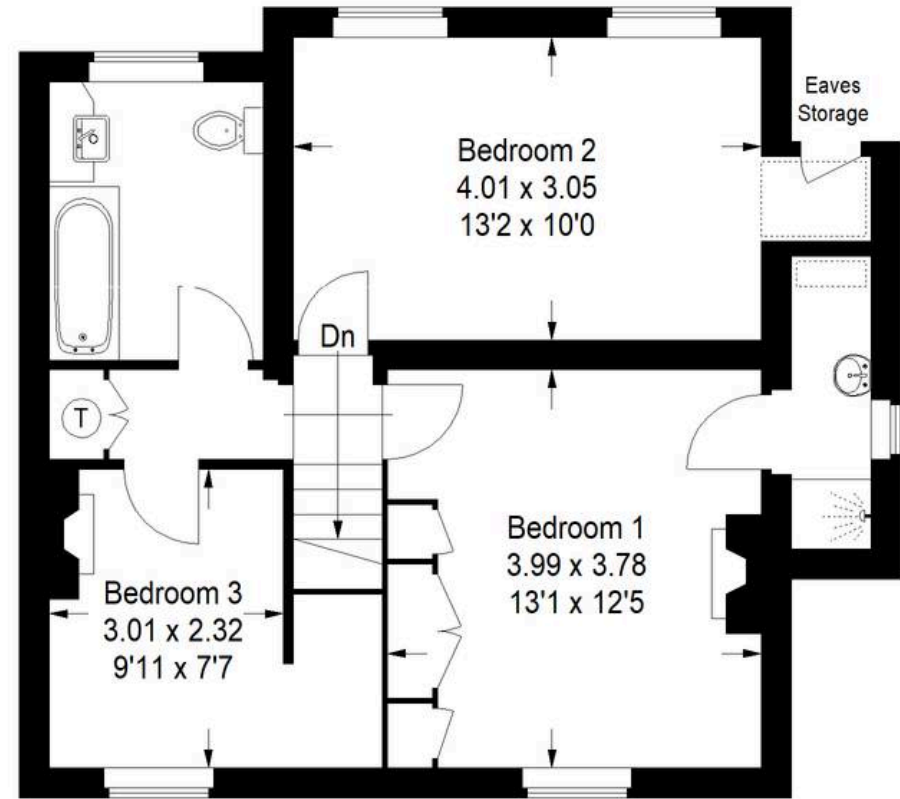


Kitchen /  
 Breakfast Room  
 3.98 x 2.34  
 13'1 x 7'8

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.



Ground Floor



First Floor



## 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.