



Camelias, Rowly Drive, Cranleigh. GU6 8PN

Offers Over £650,000



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ESTATE AGENT  
Est. 1991



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. 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, featuring a lake, outdoor performance spaces including an impressive natural terraced amphitheatre and an adventure park. Lovely countryside surrounds the village, perfect for country walks and horse-riding pursuits.

Council Tax band: E

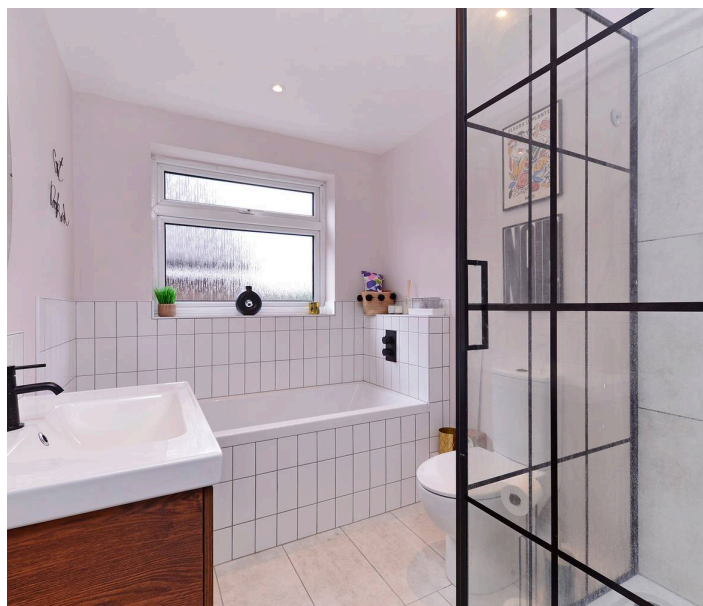
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



A superb extended, remodelled and updated family home occupying a generous plot with contemporary home office/studio situated in a private road in the semi rural fringes of Cranleigh. This spacious semi detached home benefits from having been extended in recent years to provide contemporary open plan living ideally suited for modern family living. Arriving at the property there is plenty of parking on the front driveway, moving inside the open plan kitchen/dining/living room is the real heart of the home with contemporary fitted kitchen and substantial island unit with breakfast bar. The bi-folding doors and velux windows in the part vaulted ceiling fill the room with natural light. Adjoining the kitchen is a sizable utility room. To the front of the house there is a further reception room and a downstairs cloakroom. On the first floor there are three bedrooms, the principal bedroom being particularly spacious, and a re-fitted family bath and shower room completes the accommodation. The large garden is another feature of the home featuring an Indian sandstone patio area adjoining the kitchen and stepping down to the lawns. To the rear of the garden is a contemporary home office/studio, ideal for anyone now working from home. We highly recommend arranging a viewing in order to fully appreciate this wonderful family home.



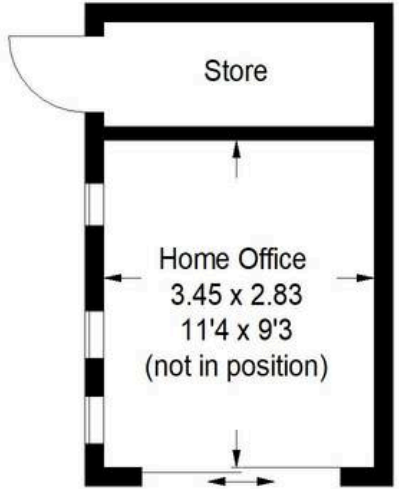
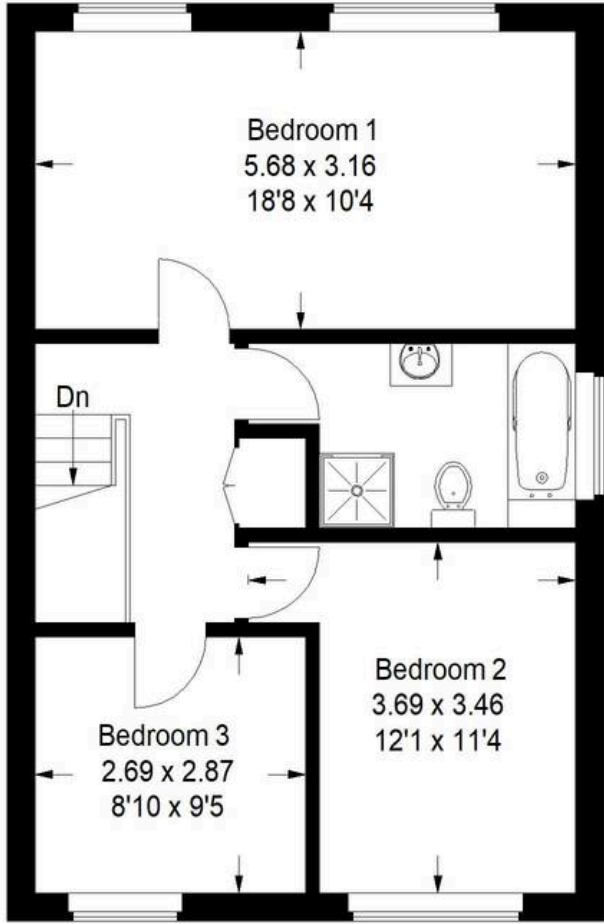
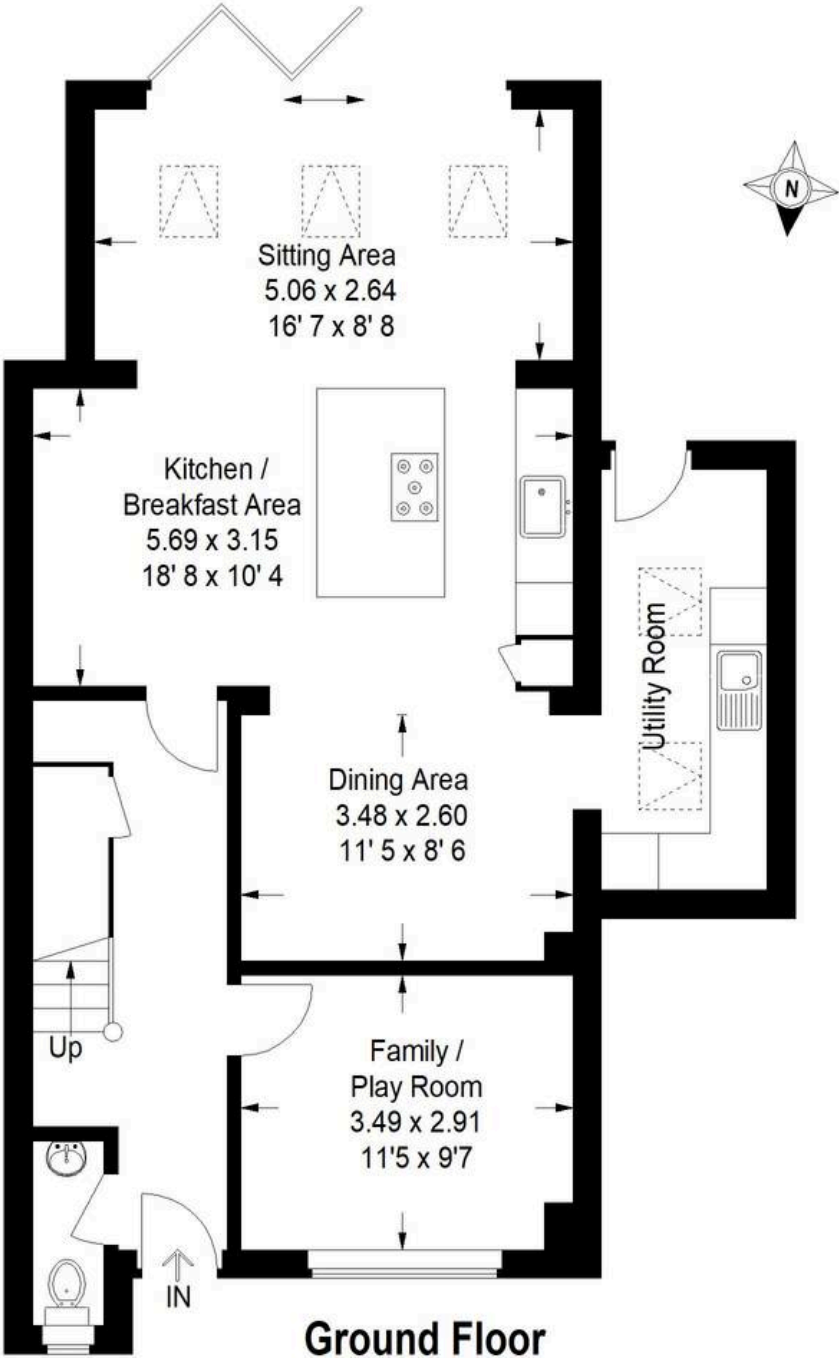


# Rowly Drive, Cranleigh

Approximate Gross Internal Area  
 Ground Floor = 77.6 sq m / 835 sq ft  
 First Floor = 51.9 sq m / 559 sq ft  
 Store / Home Office = 13.4 sq m / 144 sq ft  
 Total = 142.9 sq m / 1538 sq ft



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

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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.