



Ord House The Common, GU6 8SH
£1,050,000



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ESTATE AGENT
Est. 1991



- Individual designed and built detached home
- Highly sought after location set back from the Cricket Green.
- Lovely views over playing fields to the rear.
- Three double bedrooms
- Two bathrooms
- Large open plan kitchen/dining room
- Garage and driveway.
- No onward chain.

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. Council Tax band: G



Tenure: Freehold

EPC Energy Efficiency Rating: D

An individually designed and built three bedroom detached home enviably situated, set back from The Common and overlooking Cranleigh School playing fields to the rear. The property enjoys attractive part tiled hung elevations and is approached via a gravel driveway leading to a single garage and entrance porch with front door to a reception hall with cloakroom off, sitting room with fireplace and patio doors to the garden with delightful aspects to the rear, large open plan kitchen/dining room fitted with a comprehensive range of light units under extensive work surfaces with conservatory off. The second garage has been converted into a separate utility room which completes the ground floor. On the first floor, there are three double bedrooms with the principal bedroom having an ensuite shower room and all bedrooms have fitted wardrobe cupboards and a family bathroom completes the first floor. Outside, there is plenty of parking on the gravel driveway and the single garage, adjoined by lawns and flower and shrub borders, side access to the rear garden with a paved patio stepping onto lawns with flower and shrub borders around that enjoys delightful open aspects over Cranleigh School playing fields to the rear. There is a timber summer house. We highly recommend a visit to this lovely home to fully appreciate the accommodation on offer and its most convenient and sought after location.

Council Tax band: G

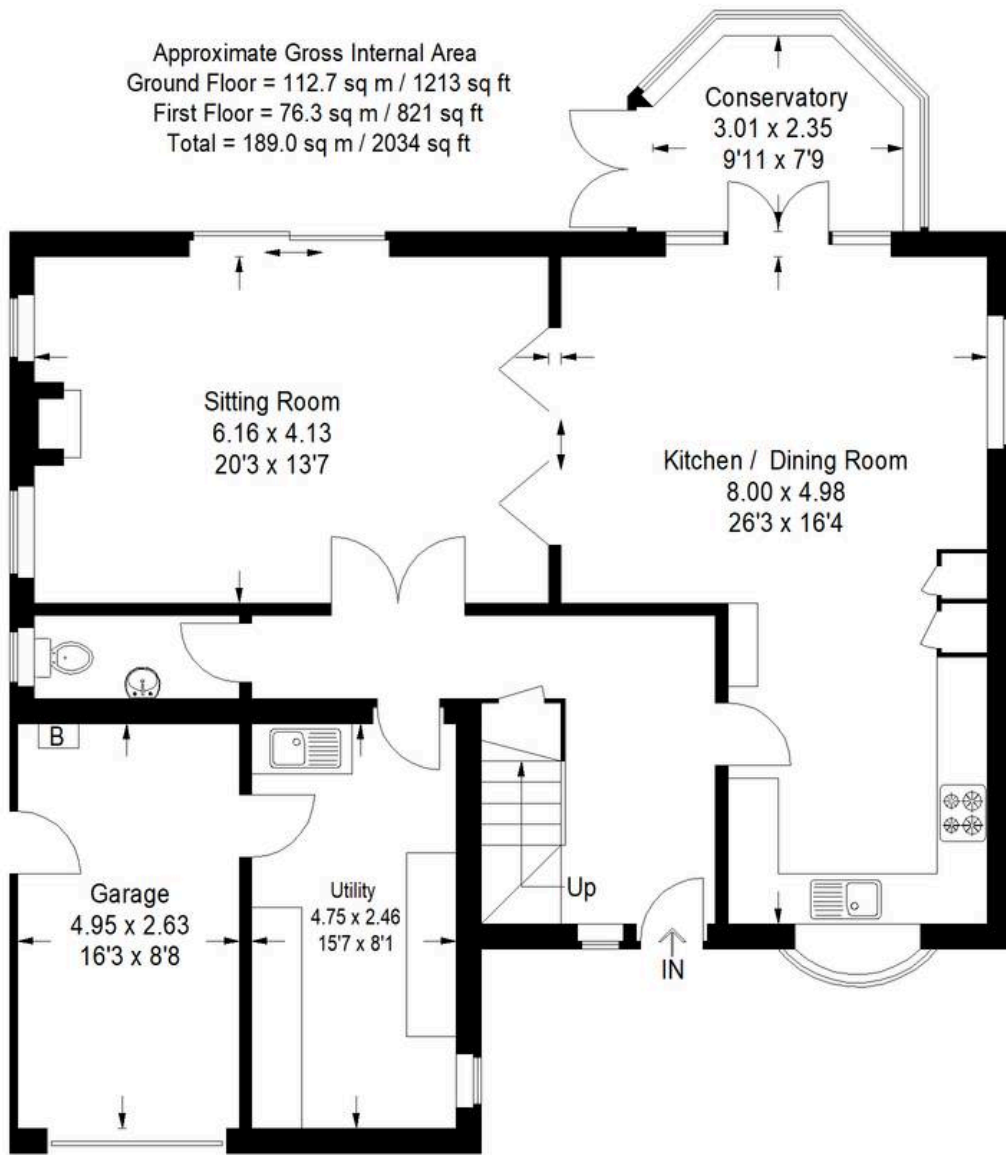
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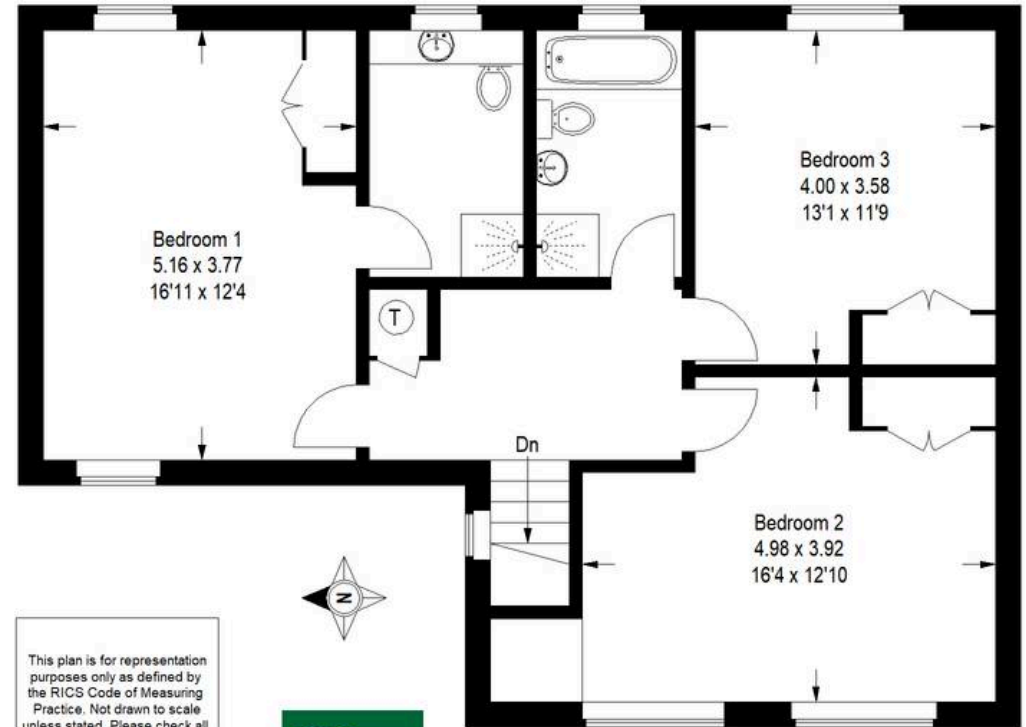


Approximate Gross Internal Area
 Ground Floor = 112.7 sq m / 1213 sq ft
 First Floor = 76.3 sq m / 821 sq ft
 Total = 189.0 sq m / 2034 sq ft



Ground Floor

The Common ,Cranleigh



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.





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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.