



12 The Mount, Cranleigh. GU6 7LX  
£799,950



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

ESTATE AGENT  
Est. 1991



## 12 The Mount

### Cranleigh

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 42 minutes. Said to be the largest village in England, Cranleigh has so much to offer with numerous independent and national shops including Rawlings Butchers, Cranleigh Fish, Celebration Cakes, M&S Food Hall, Sainsburys, Co-Op, Boots, Superdrug and the Handymans Store. Fountain Square is the centre of alfresco entertainment and dining provided by the Richard Onslow pub/boutique hotel, Browns Gin & Tea bar, Pizza Express and Yangaz Café. 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. Lovely countryside surrounds the village, perfect for country walks and horse-riding pursuits. The Downs Link footpath and bridleway passes to the west of the High Street and follows the route of the old railway line between Guildford and Shoreham. Council Tax band: F, Tenure: Freehold, EPC Energy Efficiency Rating: C, EPC Environmental Impact Rating: D



# 12 The Mount

## Cranleigh

A well presented, extended four bedroom family home situated on a good sized west facing garden plot within walking distance of the village centre. The accommodation is arranged over two floors with a welcoming reception hall with a cloakroom off, study/family room, dining room opening into sitting room with bi-folding doors to the garden, modern fitted kitchen/breakfast room with larder/utility room also with bi-folding doors to the garden. On the first floor, there is a principal bedroom with comprehensive range of fitted cupboards and ensuite shower room, three further bedrooms and a modern fitted family bathroom with separate bath and shower. Outside, the property has off road driveway parking for two cars, side access to rear garden which is a lovely feature of the property being of good size and having a full width paved patio stepping onto lawns with shrub borders around. At the foot of the garden there is a vegetable area and lovely brick wall forming the rear boundary. We highly recommend a visit to this bright and airy and well presented property which is offered for sale with no onward chain.

- Four bedrooms
- Bright and airy west facing garden
- Three reception rooms
- Two bathrooms
- Modern fitted kitchen with bi-folding doors to garden
- Extended, detached family home
- No onward chain



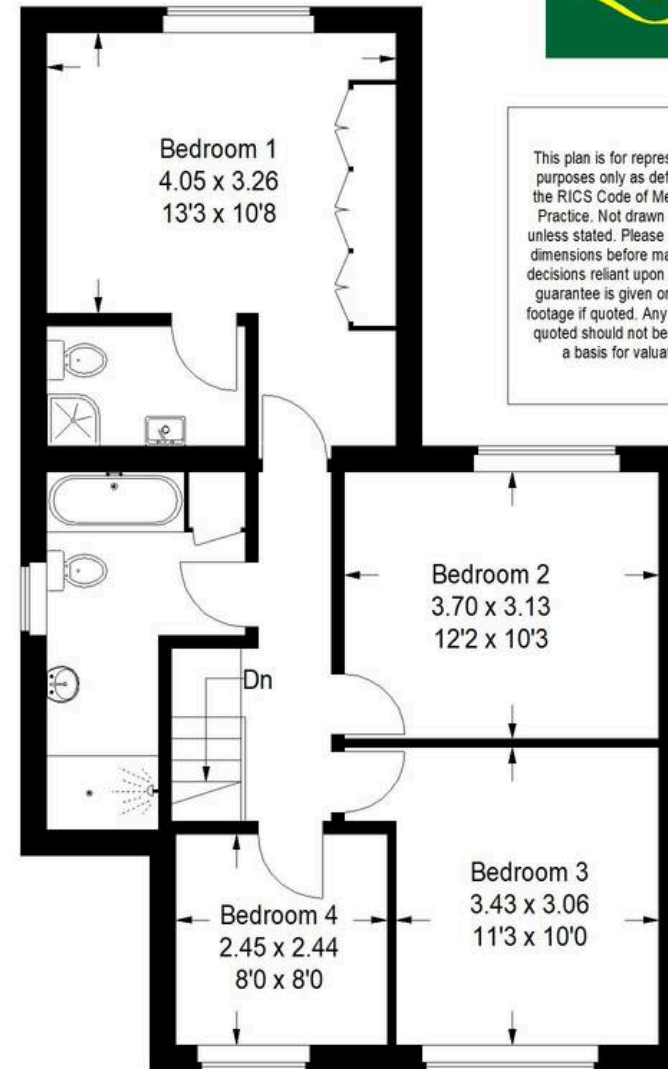


# The Mount, Cranleigh

Approximate Gross Internal Area  
Ground Floor = 84.2 sq m / 906 sq ft  
First Floor = 64.1 sq m / 690 sq ft  
Total = 148.6 sq m / 1596 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.