



# Silverhayes Cottage, Cranleigh. GU6 8PF

Guide Price £895,000



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ESTATE AGENT  
Est. 1991



## Silverhayes Cottage

- Attractive chalet style home
- 35ft Sitting room
- Spacious and Adaptable accommodation of approx 2000sqft
- Three/Four bedroom chalet style home
- Beautifully presented throughout
- 150ft west facing garden
- 23ft Kitchen/dining room

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. 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 and Knowle Park is a new 60-acre country park and nature reserve in the heart of Cranleigh. Lovely countryside surrounds the village, perfect for country walks and horse-riding pursuits.

Council Tax band: F, Tenure: Freehold,

EPC Energy Efficiency Rating: B



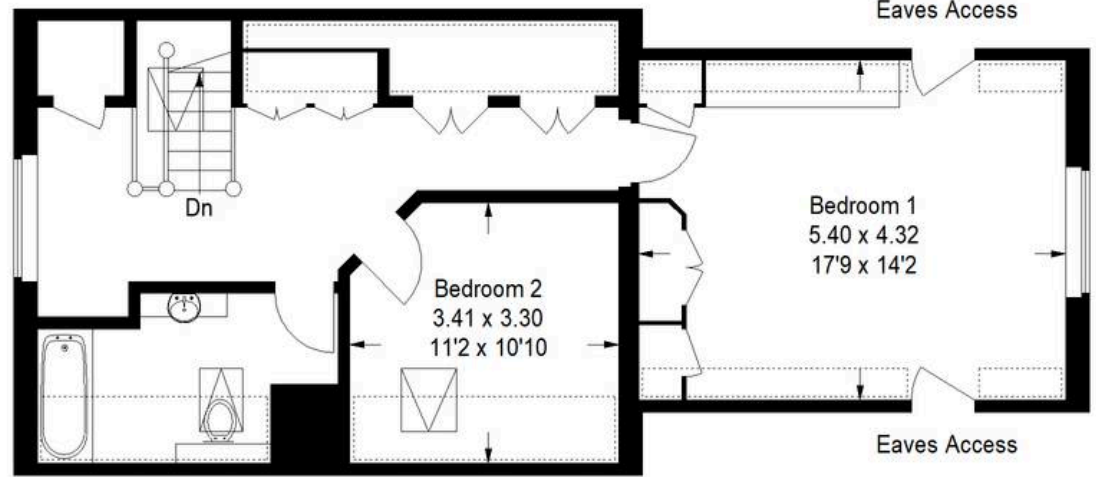
A beautifully presented chalet style property situated on the edge of the village on a good size garden plot. The property offers a most adaptable arrangement of accommodation having a welcoming reception hall with modern fitted ground floor shower room, double bedroom, study/bedroom four. The accommodation leads into a most impressive 35ft sitting room which is double aspect having attractive open fireplace with wood burning stove and double doors to the garden. Off the sitting room there is a comprehensively fitted double aspect kitchen/Breakfast room and a utility room. Stairs rise from the reception hall to a bright and spacious first floor landing having a comprehensive range of fitted wardrobe cupboards, double bedroom, modern fitted bathroom with underfloor heating and a principal bedroom overlooking the rear garden, also having a comprehensive range of fitted wardrobe cupboards and deep eaves storage cupboards. Outside there is a gravelled driveway providing plenty of off road parking leading to a garage which has a home gym/office to the rear. The rear garden is a delightful feature of the property being of good size enjoying a bright and sunny westerly aspect and has large expanses of lawn with established flower and shrub borders around. The property further benefits from PV solar panels with battery storage and EV car charger. We highly recommend a visit to this beautifully presented property to fully appreciate the accommodation and pretty garden on offer.





# Guildford Road, Rowly

Approximate Gross Internal Area  
 Ground Floor (Excluding External Store)  
 114.6 sq m / 1233 sq ft  
 First Floor (Excluding Eaves)  
 65.4 sq m / 704 sq ft  
 Garage / Home Office / Store  
 16.2 sq m / 174 sq ft  
 Total = 196.2 sq m / 2111 sq ft

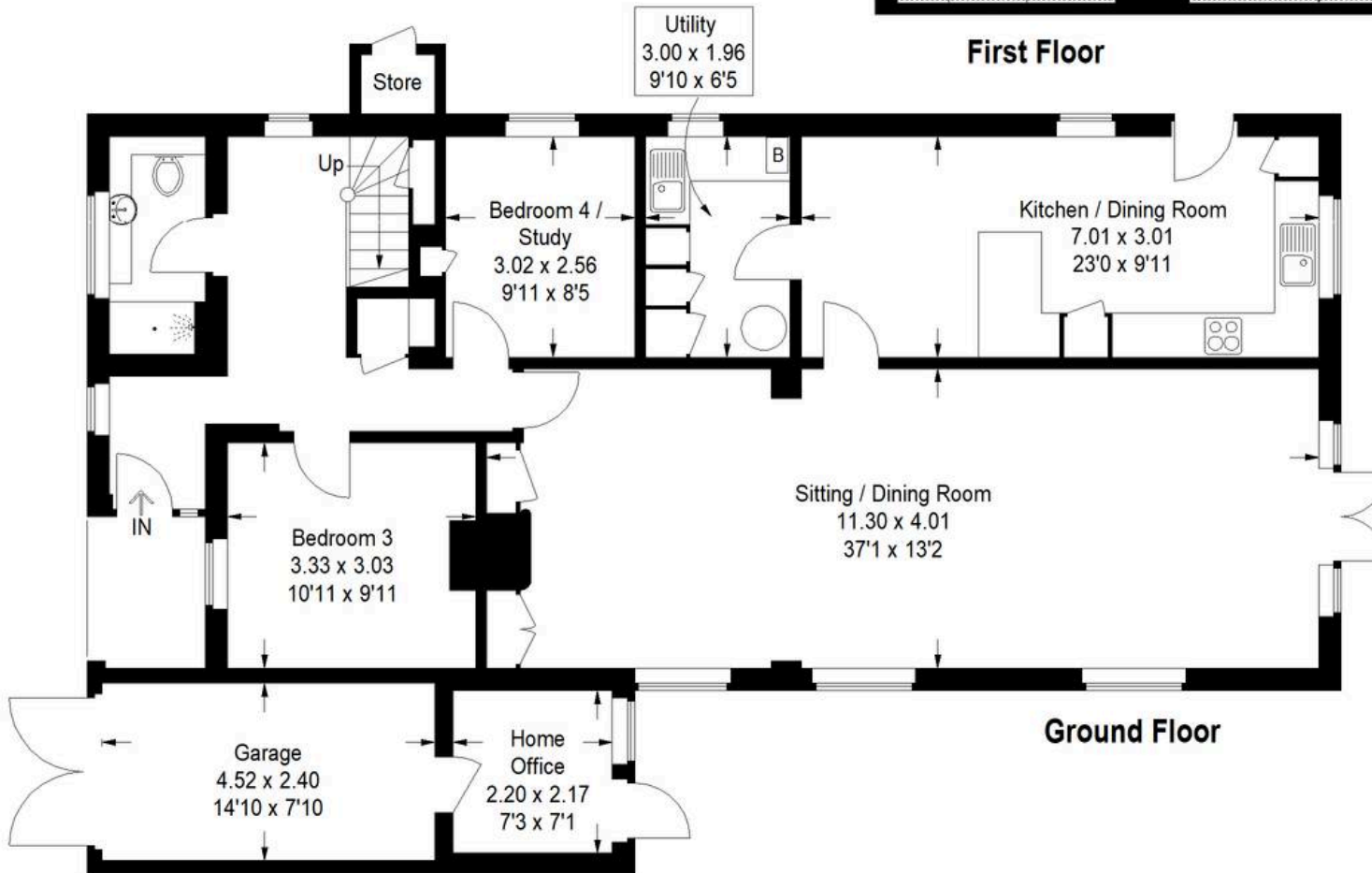


**First Floor**

Eaves Access

Eaves Access

= Reduced headroom below 1.5 m / 5'0



**Ground 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.



## Roger Coupe Estate Agent

Roger Coupe Estate Agent, 151 High Street - GU6 8BB

01483268555 • [housesales@rogercoupe.com](mailto:housesales@rogercoupe.com) • [www.rogercoupe.com](http://www.rogercoupe.com)



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.