



Twelve Trees New Park Road, GU6 7HN
£995,000



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ESTATE AGENT
Est. 1991



- Individual detached family home
- Four bedrooms
- Two bathrooms
- Stunning garden

An attractive and well presented four bedroom family home with a stunning rear garden situated on a 0.33acre plot in a popular residential road. The accommodation is arranged over two floors having a reception hall with wooden herringbone parquet flooring and built in book shelving. There is a ground floor cloakroom and small study, bright and airy dining room having a feature fireplace with open fire, lounge having a log burner again set within a feature fireplace and patio doors to the rear garden. Completing the ground floor accommodation is an impressive kitchen/dining room with vaulted ceiling. It is fitted with a comprehensive range of units under granite worksurfaces with double oven, induction hob, plumbing for dishwasher and opens to a study area having patio doors to the garden. Utility room with separate door to outside. Stairs rise to a large landing having access to four bedrooms, three of which are doubles and the master bedroom has an ensuite with bath and separate shower and a large walk in wardrobe, family bathroom again with separate bath and shower.

Council Tax band: TBD

Tenure: Freehold

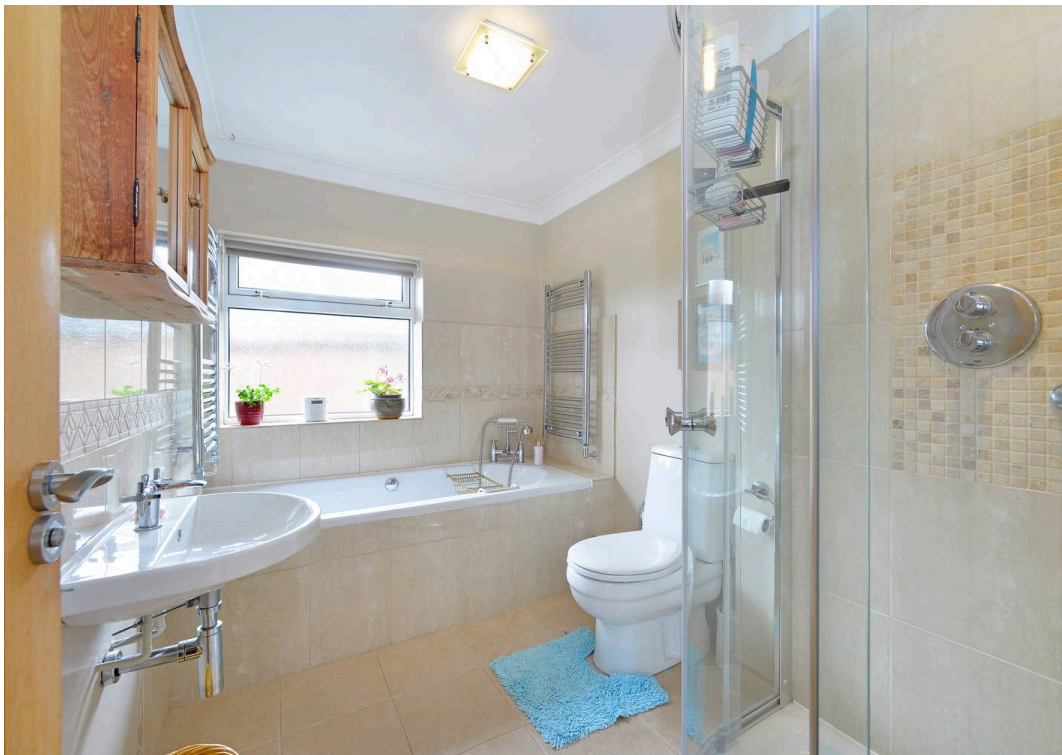
EPC Energy Efficiency Rating: D



Outside there is a driveway providing ample parking for several cars and side access to the most stunning rear garden being just under 200ft deep. There is a large paved patio area leading to a circular lawned area surrounded by an abundance of established plants, trees and shrub borders incorporating an enchanting secret passageway. Path to the side leading to orchard area/meadow with raised vegetable beds and fruit trees, greenhouse and shed. Double glazing and gas fired central heating. We would strongly recommend an early viewing to fully appreciate this charming family home.

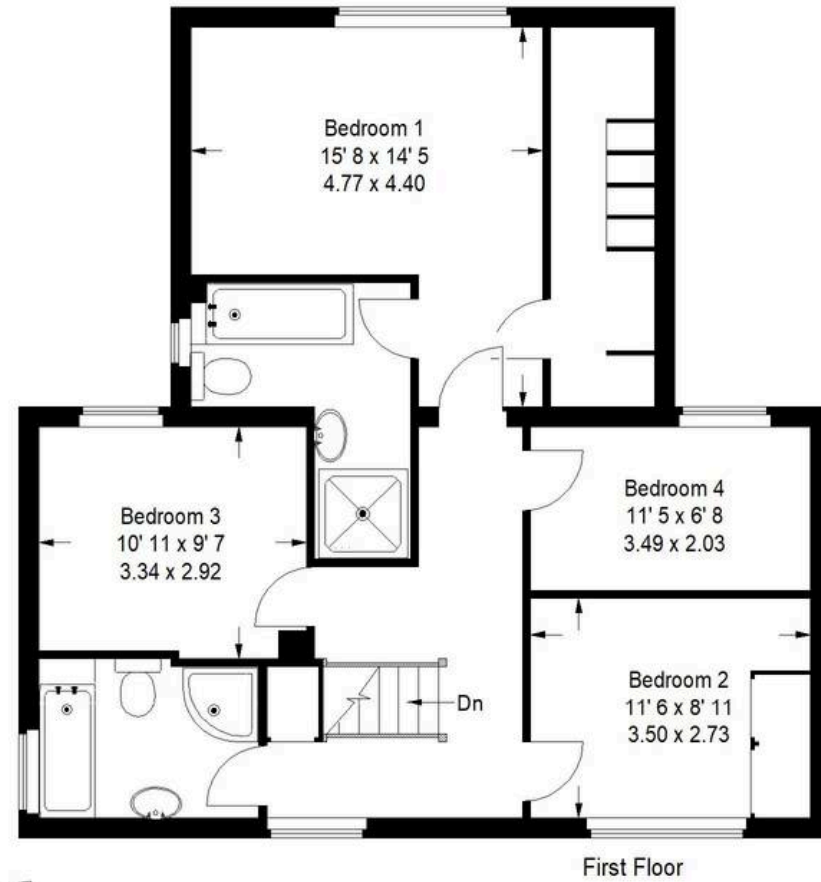
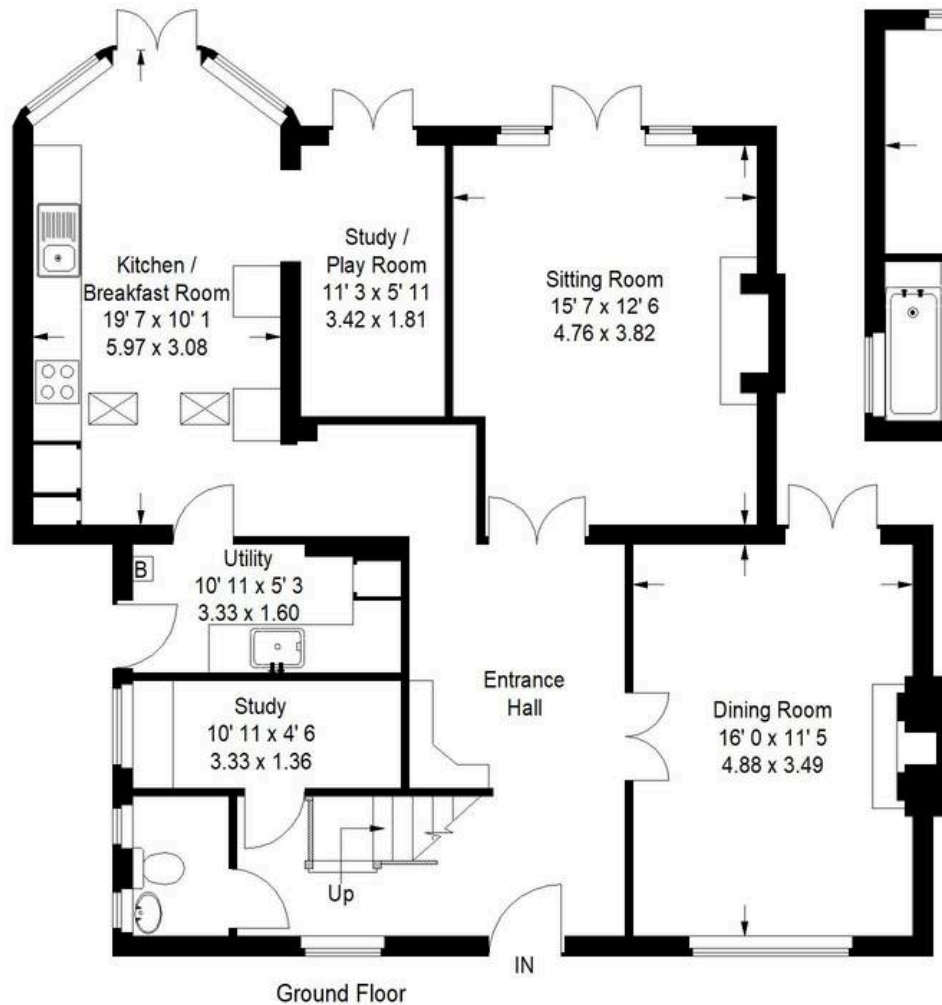
Cranleigh is an attractive and vibrant village ideally positioned at the foot of the Surrey Hills, being approximately 20 minutes equidistant from the neighbouring towns of Guildford, Godalming, Horsham and Dorking. London Waterloo can be reached by rail from Guildford with a direct service taking just 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





Park Road, Cranleigh

Approximate Gross Internal Area :-
 Ground Floor :- 95.06 sq m / 1023 sq ft
 First Floor :- 76.28 sq m / 821 sq ft
 Total :- 171.34 sq m / 1844 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.





Roger Coupe Estate Agent

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

01483268555 • housesales@rogercoupe.com • 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.