



21 Sweeters Field Road, Alfold
£750,000



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ESTATE AGENT
Est. 1991

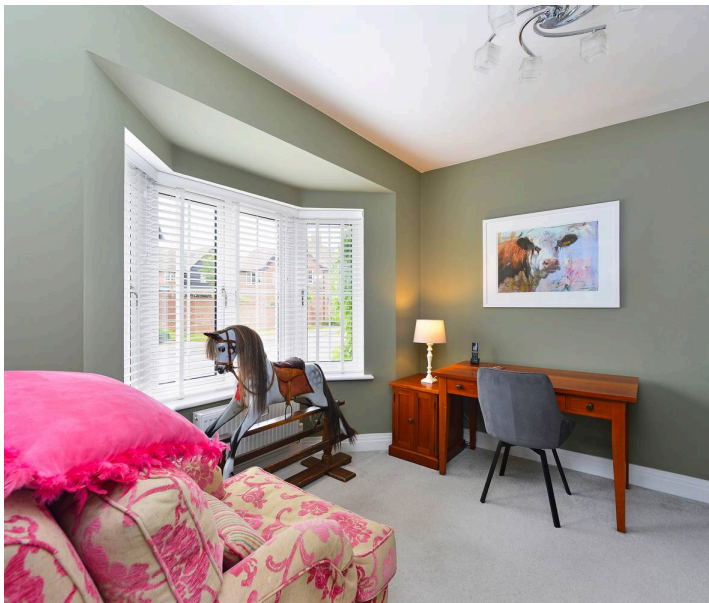


21 Sweeters Field Road

Alfold, Cranleigh

- Spacious detached four bedroom family home built by Cala Homes in 2019
- Four double bedrooms
- Three reception rooms
- Large landscaped garden
- Three bathrooms
- Planning permission to extend
Ref:WA/2023/01307
- Plenty of off road parking and garage

This beautifully presented four bedroom detached home, constructed by Cala Homes in 2019, offers a superb blend of modern comfort and practical family living. Step inside to discover a welcoming entrance hall leading to three spacious reception rooms. The heart of the home is a generous kitchen/dining area and family room, thoughtfully designed with contemporary finishes and plenty of natural light, creating a wonderful space for every-day living. Each of the four bedrooms is a well-proportioned double, providing ample space for family and guests alike, while three stylish bathrooms (including two en suites) ensure convenience for a busy household. Additional highlights include planning permission to extend into the loft offering and creating a timber framed rear extension giving potential for future growth.



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The outdoor space is equally impressive, featuring a large, landscaped rear garden that invites you to enjoy outdoor living throughout the seasons. Thoughtfully designed planting and well-kept lawns create a tranquil setting for al fresco dining, children's play, or simply unwinding in the fresh air. The garden's generous proportions allow for flexibility to suit your lifestyle, whether you wish to entertain, garden, or relax in privacy. To the front, a smart driveway offers ample off road parking for multiple vehicles and a single garage. We wholeheartedly recommend arranging a viewing to fully appreciate the space, quality, and lifestyle this exceptional property and its surroundings have to offer.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

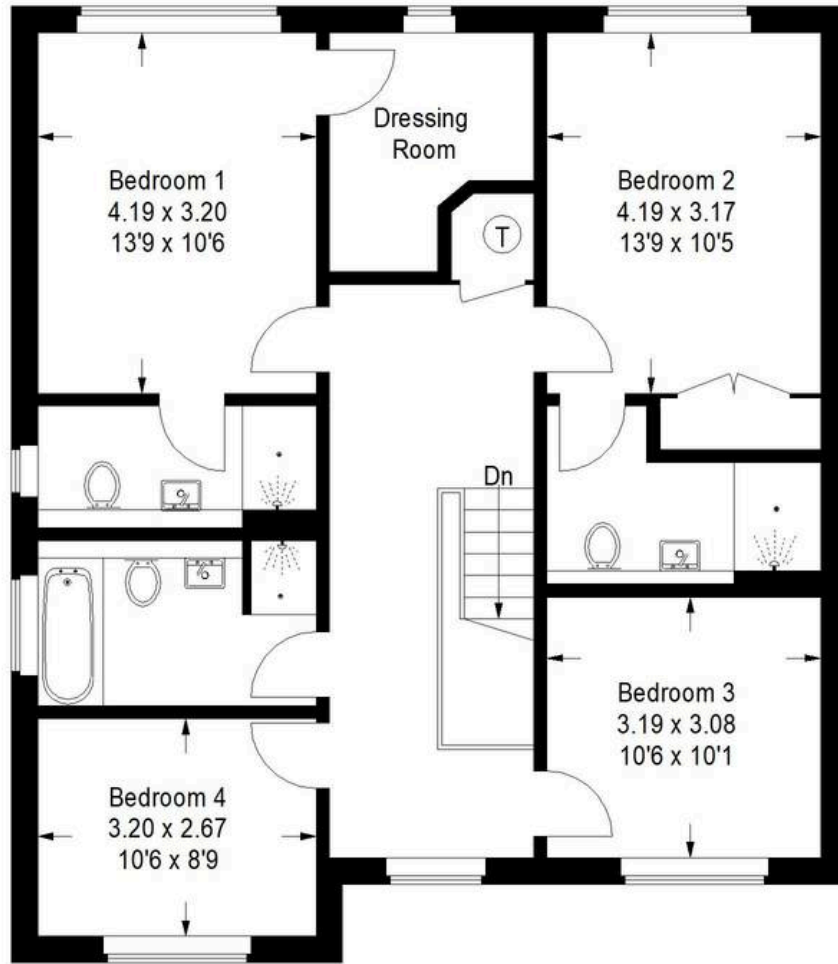
Management charge: £430pa



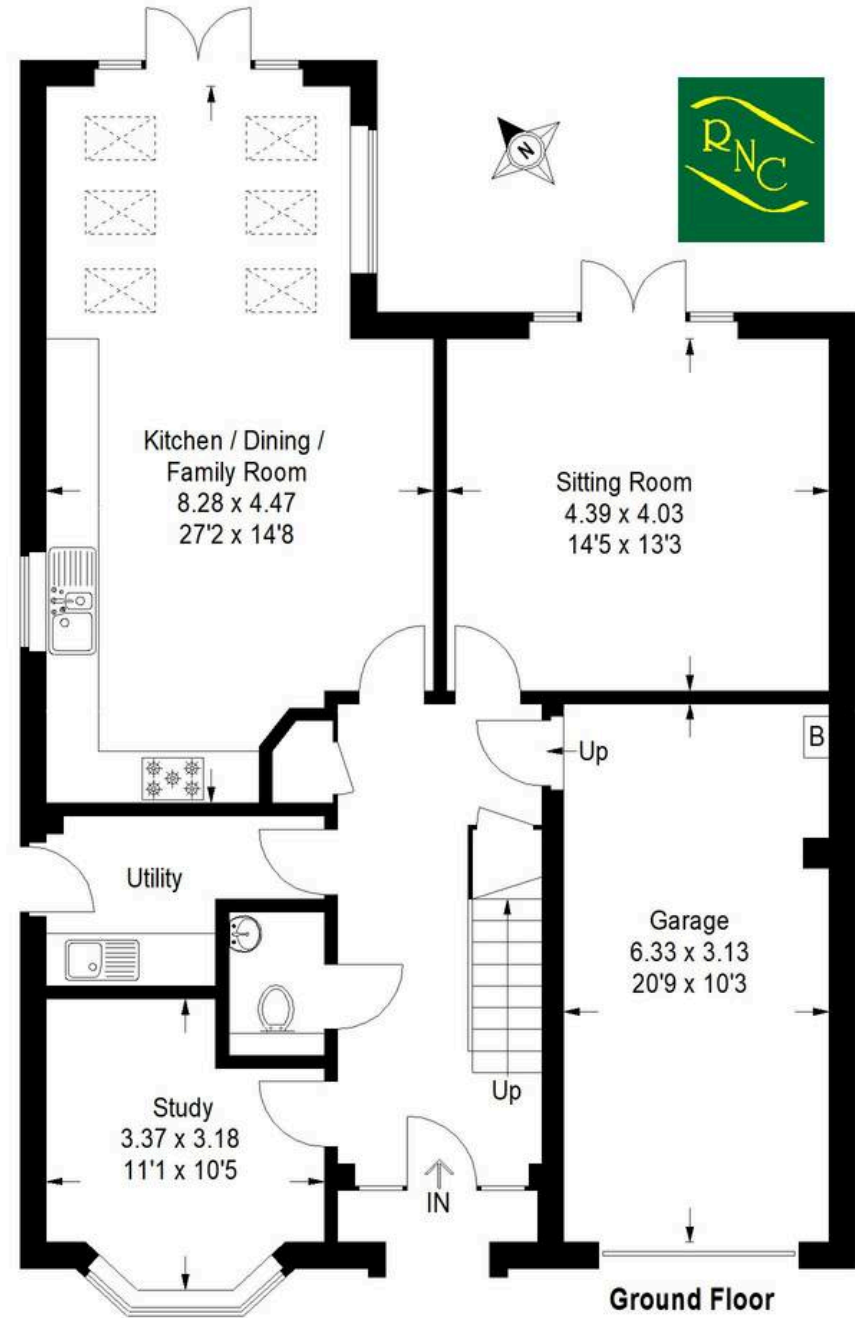


Sweeters Field, Alfold

Approximate Gross Internal Area
 Ground Floor (Including Garage) = 103.8 sq m / 1117 sq ft
 First Floor = 88.4 sq m / 951 sq ft
 Total = 192.2 sq m / 2068 sq ft



First Floor



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.



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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.