



Hurtwood Rise, Cranleigh. GU6 7DJ  
£950,000



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

  
ESTATE AGENT  
Est. 1991



## Hurtwood Rise Barhatch Road

Cranleigh, Cranleigh

- Spacious detached bungalow
- Four bedrooms
- Three bathrooms
- Four reception rooms
- Modern fitted kitchen
- Lovely views over farmland to the rear
- Double garage

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



# Hurtwood Rise Barhatch Road

Cranleigh, Cranleigh

A spacious and extended detached bungalow, situated on a good sized garden plot backing onto farmland on the semi-rural edge of the village. The property features four good sized bedrooms and three bathrooms, two of which are ensuite, a spacious double aspect sitting room, study, modern fitted kitchen/breakfast room with utility room off and a large conservatory/dining room. Outside, the property is one of a pair of bungalows with a tarmac driveway leading to an extensive parking and turning area, and a double garage, a good sized front garden with side access to both sides of the property to the rear garden, where there is a large paved patio stepping onto extensive lawns with flower and shrub borders around and far reaching views from the rear boundary over adjoining farmland and to the hills beyond. We highly recommend a visit to fully appreciate the accommodation and property's position.

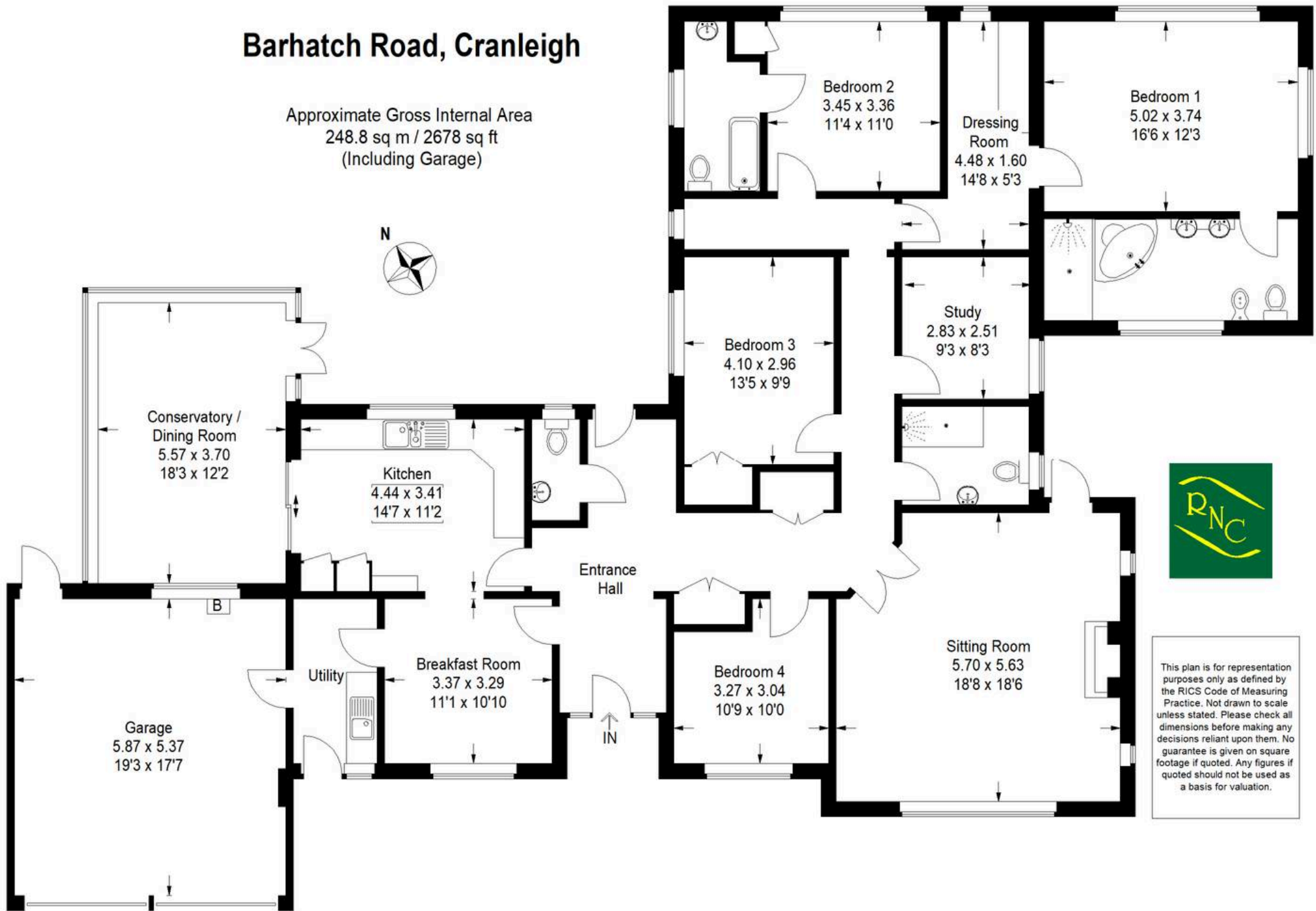
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# Barhatch Road, Cranleigh

Approximate Gross Internal Area  
248.8 sq m / 2678 sq ft  
(Including Garage)



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.