The Covers The Common, GU6 8SH

£2,000,000

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ESTATE AGENT
Est.1991

- Highly sought after location overlooking the Cricket Green
- Approaching 3500 sq ft with four double bedrooms
- Four ensuite bathrooms
- Four reception rooms
- Impressive open plan kitchen/dining/family room
- Short level walk to village centre
- Landscaped established gardens backing onto Cranleigh School playing fields
- Not to be missed

An unique opportunity to acquire one of the prominent classic village homes overlooking the Cricket Green. Built to an Arts and Crafts design by renowned local builders Warren, this four double bedroom family home of approx. 3500 sqft is set back behind The Common and enjoys views to the front over the Cricket Green and Cranleigh School playing fields to the rear. You are greeted by a welcoming reception hall with cloakroom off, sitting room with open fireplace and wood burning stove and attractive ceiling timbers.

There is a snug with study off and an impressive open plan kitchen/dining room and family room with bi-folding doors to the garden and a large roof lantern bathing the room with light. The fitted kitchen has a comprehensive range of units under stone worksurface and has a breakfast bar. Completing the ground floor is a useful utility room. Stairs rise to the first floor where there are four double bedrooms all with ensuite bathrooms and three of the four bedrooms have fitted or built in cupboards.

Outside, the property is approached via sweeping driveway providing parking for numerous cars and leads to a garage. The gardens are a true delight being beautifully maintained with areas of lawn to the front with established shrub borders. Side access to the rear garden which has a large paved patio stepping onto lawns with established and well stocked flower borders around. There is a very useful garden bothy. We highly recommend an early visit to fully appreciate the accommodation on offer and its unique location - one not to be missed.

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. There is a vibrant Arts Centre with cafe attracting a wide variety of music, performing arts and cinema. 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.

Council Tax band: G

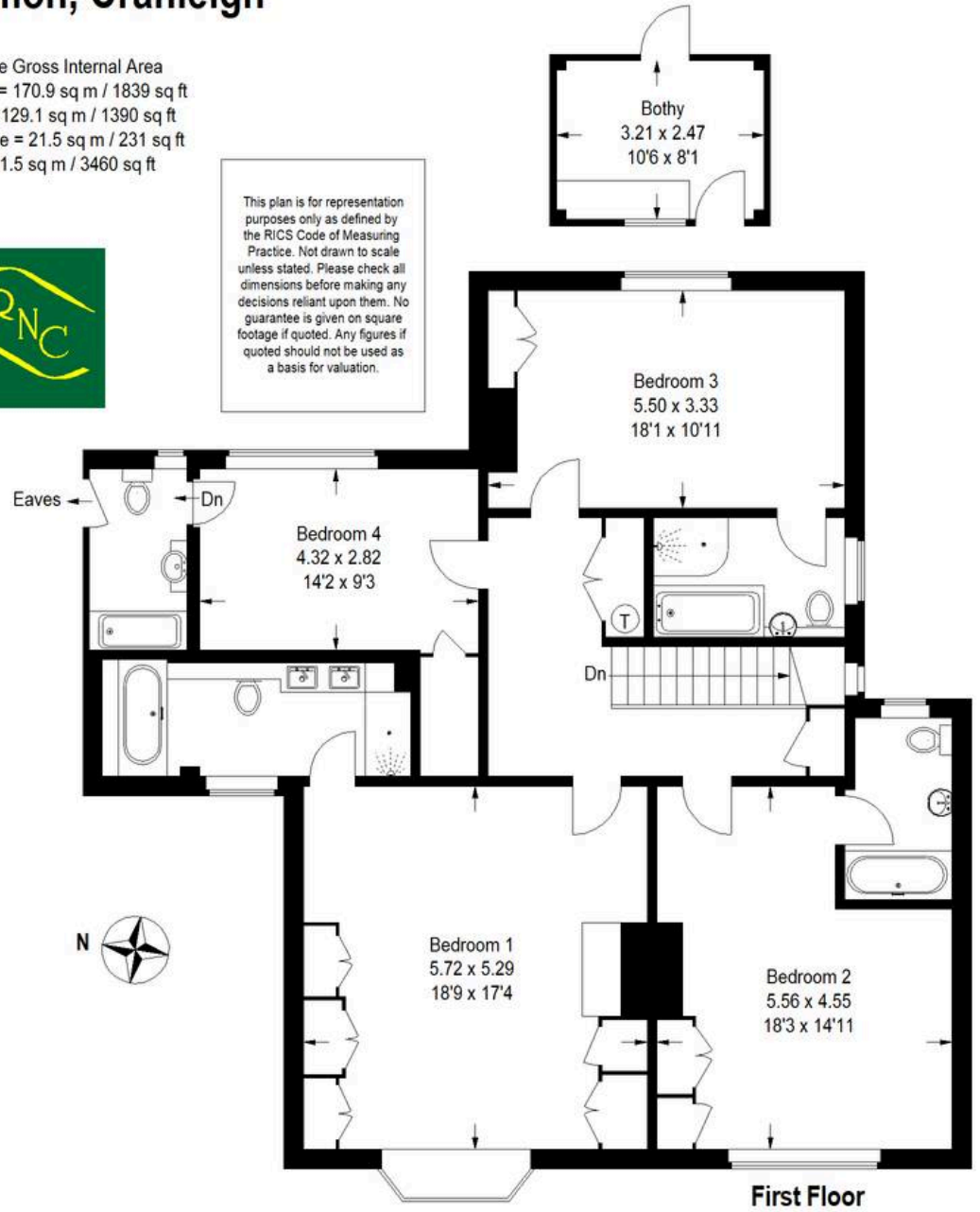
Tenure: Freehold

The Common, Cranleigh

Approximate Gross Internal Area
Ground Floor = 170.9 sq m / 1839 sq ft
First Floor = 129.1 sq m / 1390 sq ft
Bothy / Garage = 21.5 sq m / 231 sq ft
Total = 321.5 sq m / 3460 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.

Ground Floor



First Floor

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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.