



16 Brookside, Cranleigh. GU6 8DA
£695,000



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ESTATE AGENT
Est. 1991



- Well presented detached home
- Flexible accommodation
- Three bedrooms
- Three reception rooms
- Refitted Cloakroom and family bathroom
- Plenty of parking and garage
- Car charging point
- Sought after residential location close to the village.

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 café and attracts 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.



16 Brookside

Cranleigh

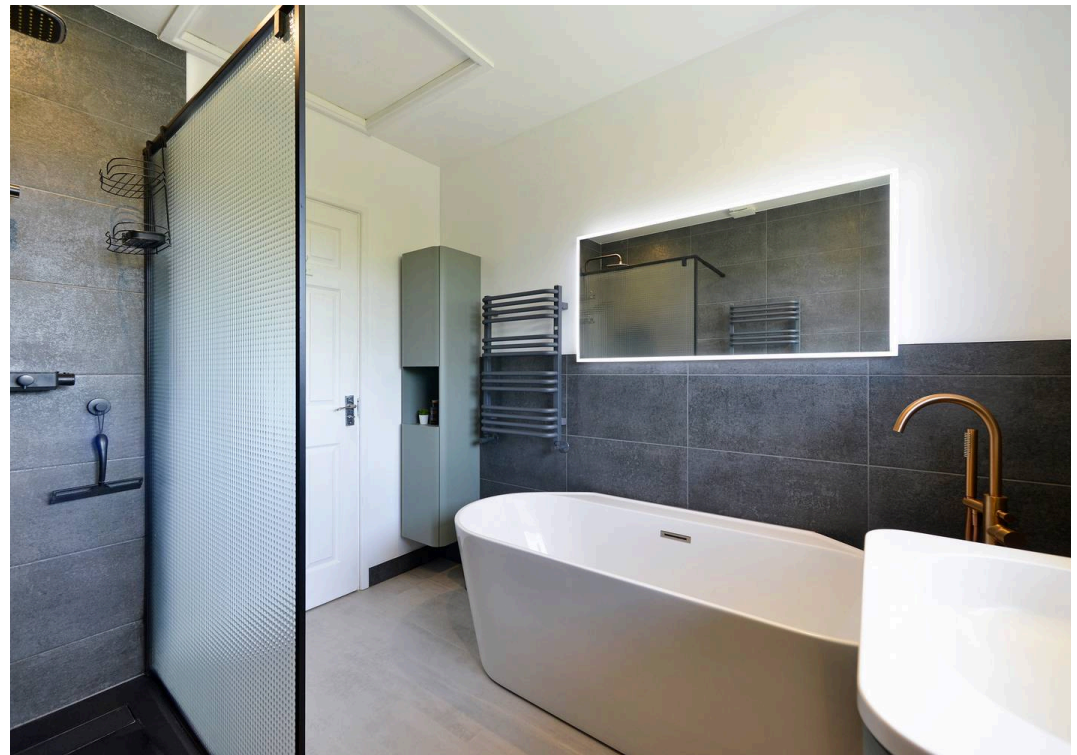
A beautifully presented detached home offering an adaptable arrangement of accommodation situated in this popular residential area. The accommodation is arranged over two floors having a welcoming reception hall with study/family room off, modern refitted cloakroom, dining room and sitting room with a vaulted ceiling and open fireplace with wood burning stove. Completing the ground floor, there is a fitted kitchen. Stairs from the dining hall lead to an impressive galleried first floor landing where there are three bedrooms, two of which have built in wardrobe cupboards and the main bedroom benefits from an attractive Juliet balcony to the front. Completing the first floor, there is an impressive, refitted family bathroom with free standing bath and separate walk-in shower enclosure. Outside, there is a brick pavia driveway with adjoining gravelled parking areas leading to a single garage with electric roll up garage door and a car charging point. Side access leads to the rear garden where there is a full width paved patio flanked by lawns with shrub borders around. We highly recommend an early visit to fully appreciate the accommodation on offer.

Council Tax band: F

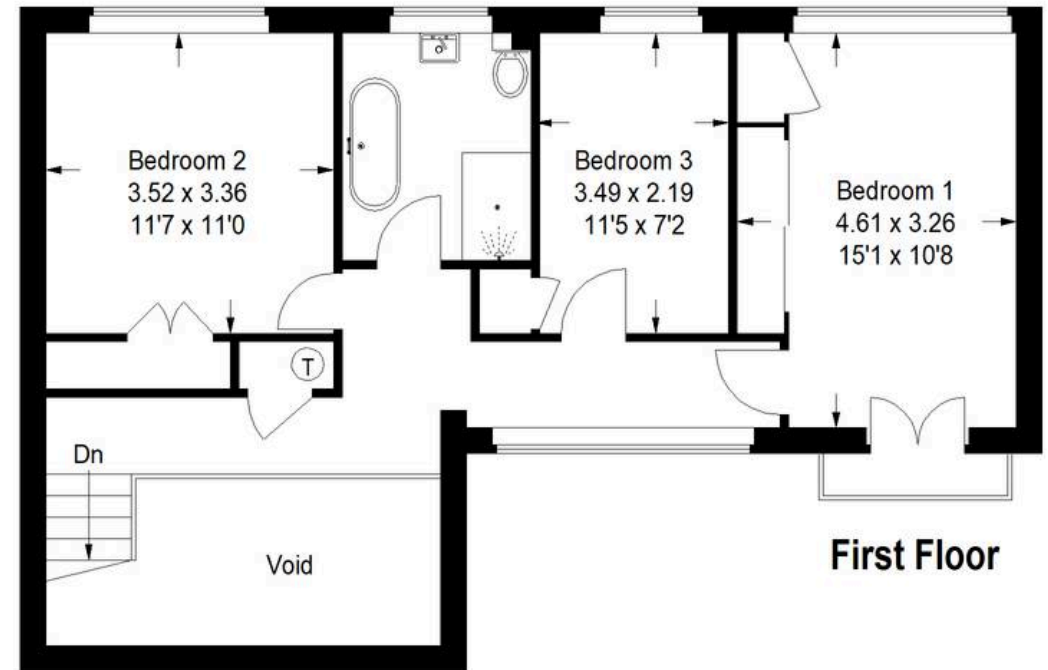
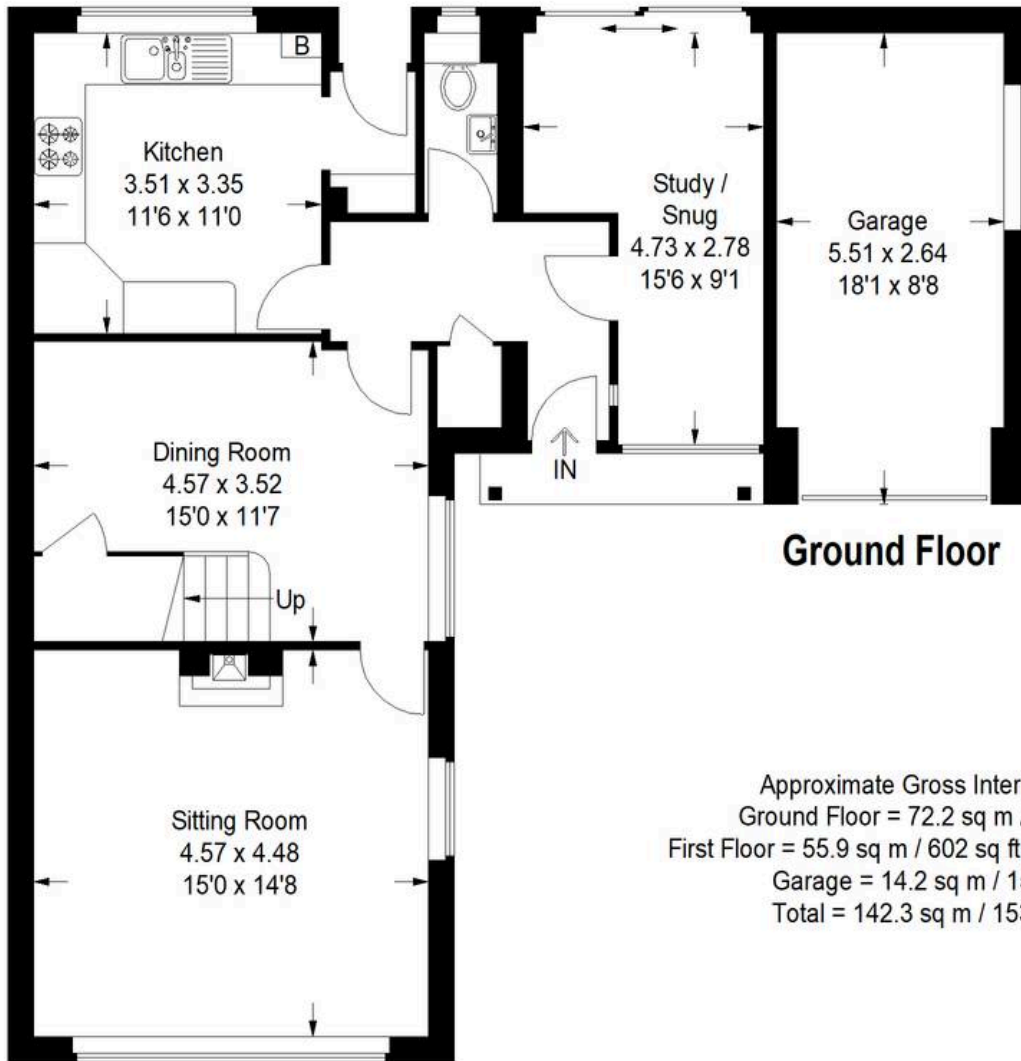
Tenure: Freehold

EPC Energy Efficiency Rating: D





Brookside, Cranleigh



Approximate Gross Internal Area
 Ground Floor = 72.2 sq m / 777 sq ft
 First Floor = 55.9 sq m / 602 sq ft (Excluding Void)
 Garage = 14.2 sq m / 153 sq ft
 Total = 142.3 sq m / 1532 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.



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.