



Bookhurst Wanborough Lane, Cranleigh

Offers in Region of £1,250,000



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Bookhurst Wanborough Lane

Cranleigh

- Superb Detached Family House
- Open Plan Kitchen Breakfast Room With Vaulted Ceiling
- Large Reception Room With Sun Room
- Ground Floor Office / Study
- Spacious Driveway With Base Prepared For A Garage
- Long South West Facing Garden
- Ground Floor Guest Bedroom / Gym Room
- Utility Room
- Garden Studio

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: TBA



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Cranleigh

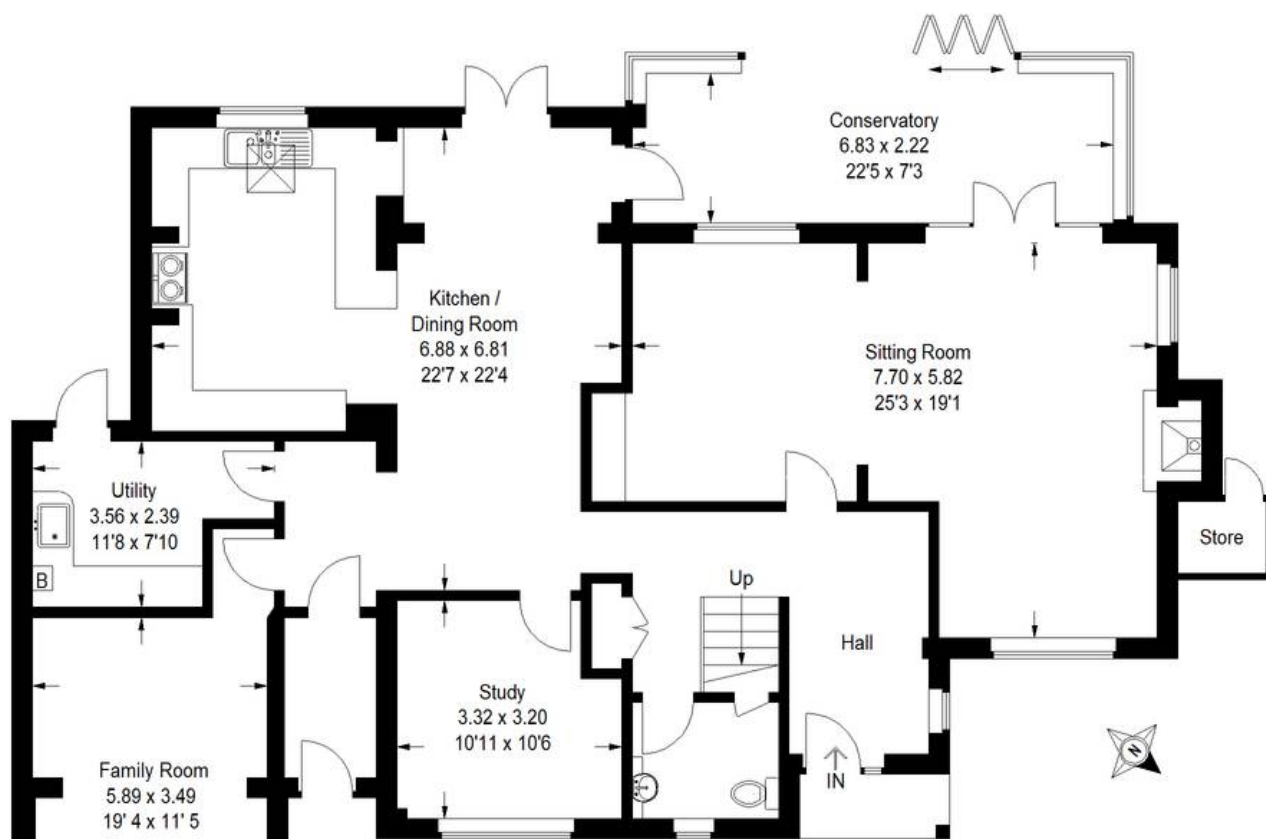
This superb four bedroom detached family house offers an exceptional blend of generous living space, versatile accommodation, and stylish modern features, making it an ideal home for families or those seeking room to grow. Upon entering, you are welcomed by a spacious hallway that leads to a striking open-plan kitchen and breakfast room, complete with a striking vaulted ceiling and contemporary finishes and an AGA. The adjoining large triple aspect reception room benefits a log burner, and flows seamlessly into a contemporary sun room, creating an inviting area filled with natural light and views across the garden. The ground floor also features a dedicated office or study, perfect for working from home, and a flexible guest bedroom or gym room, offering further adaptability to meet your needs. A practical utility room is thoughtfully positioned for convenience.

On the first floor there are four bedrooms with a principal bedroom with ensuite bathroom, and a separate family shower room. Three of the bedrooms have built in wardrobes. The outside space is equally impressive, beginning with a spacious driveway to the front that offers ample parking for a number of vehicles and includes a base already prepared for a garage. The long, south west facing garden is a true highlight, providing a wonderful backdrop for outdoor living. Whether you are looking to entertain, let children play, or simply enjoy the afternoon sun, this garden offers a private and tranquil setting. At the far end, a stylish garden studio provides a superb space for hobbies, a home office, or creative pursuits, further enhancing the versatility of this property.



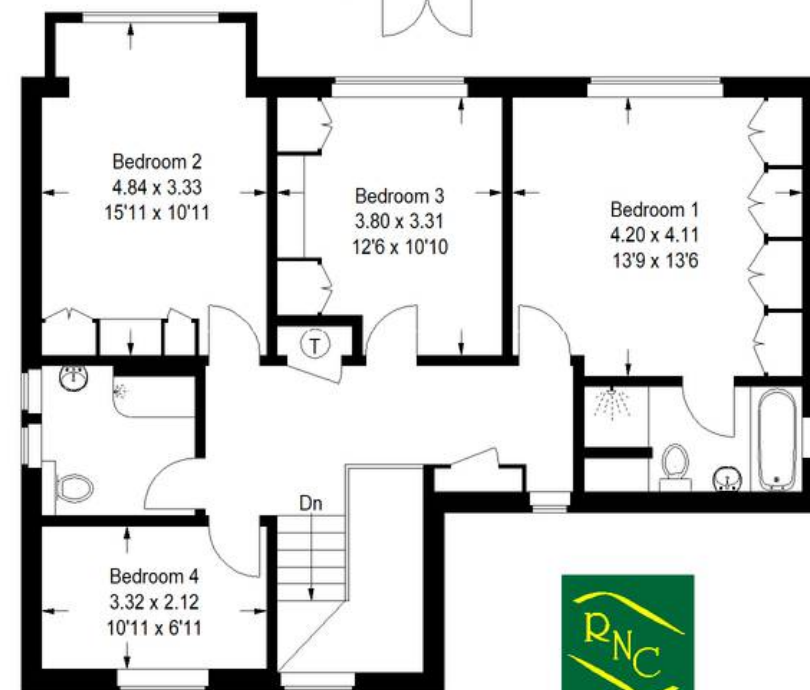
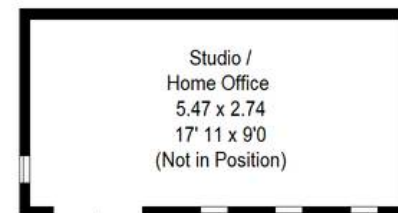


Wanborough Lane, Cranleigh



Ground Floor

Approximate Gross Internal Area
Ground Floor = 163.7 sq m / 1761 sq ft
First Floor = 82.4 sq m / 887 sq ft
Studio = 15 sq m / 161 sq ft
Total = 261.1 sq m / 2809 sq ft



First 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.