



23 The Mount, Cranleigh
£550,000



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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. Cranleigh has so much to offer 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 and a vibrant Arts Centre. Leisure facilities are well provided for including Cranleigh Golf and Leisure Club, football, rugby and cricket clubs and Leisure Centre. Knowle Park is a new 60-acre country park and nature reserve in the heart of Cranleigh and lovely countryside surrounds the village, perfect for country walks. Council Tax band: D, Tenure: Freehold, EPC Energy Efficiency Rating: D, EPC Environmental Impact Rating: D



A beautifully presented three-bedroom Edwardian semi-detached home (circa 1904), thoughtfully refurbished to an exceptional standard, seamlessly blending contemporary style with charming period character. Ideally situated on a highly sought-after road just moments from the village centre, the property also offers a generous rear garden, off-road parking, and an electric vehicle charging point. With accommodation arranged over three floors, the property is entered via a side entrance into a welcoming open-plan dining room, featuring a wood-burning stove that creates a warm and inviting focal point.

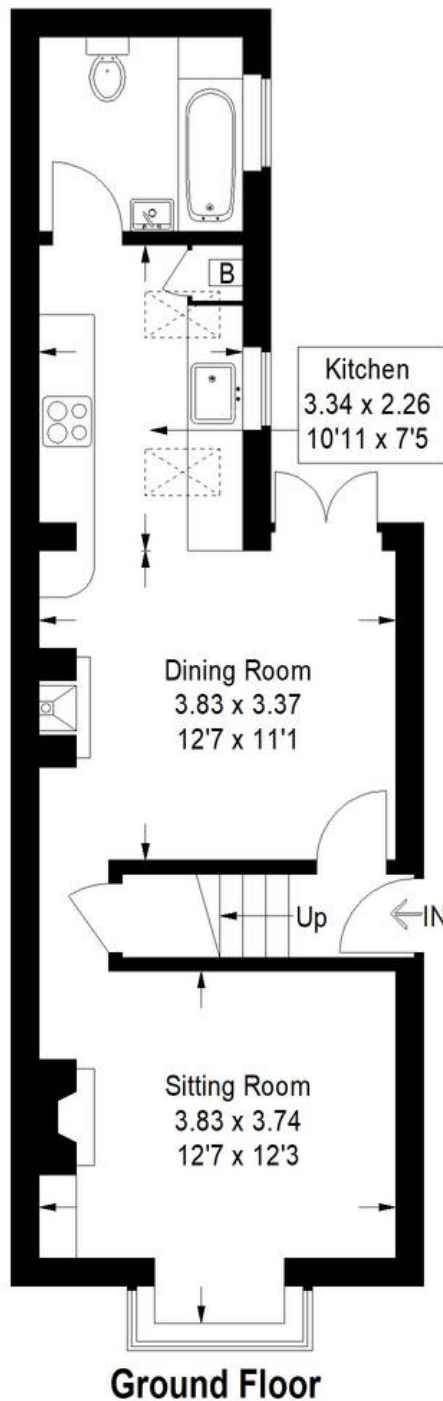
French doors open directly onto the rear garden, while a wide opening leads into the beautifully designed Shaker-style kitchen. Bathed in natural light from twin Velux skylights set within a semi-vaulted ceiling. To the front of the property, the elegant sitting room enjoys a beautiful bay window and features a period fireplace, adding further character and charm. Completing the ground floor is a superbly appointed family bathroom, recently refurbished in a contemporary style with natural stone flooring, ceramic wall tiling, a modern white suite, and a bath with overhead shower. The first floor offers two bedrooms. Bedroom two is a generous double overlooking the rear garden, while bedroom three enjoys a front aspect and is currently arranged as a dressing room/home gym, complete with fitted wardrobes. A staircase leads to the second-floor principal bedroom suite, providing a peaceful retreat with delightful views across neighbouring gardens towards the Surrey Hills. The suite is complemented by a stylish modern en-suite shower room fitted with a contemporary white suite. Outside, the property enjoys an attractive rear garden extending to approximately 80ft, predominantly laid to lawn and complemented by a useful storage shed. A stepping-stone pathway leads to an outstanding detached garden office, individually designed to provide an exceptional home working environment. Fully insulated and flooded with natural light through double-glazed doors and additional windows, this versatile space is equally suited as a studio, gym or hobby room. The enclosed rear garden benefits from gated side access to the front of the property, where there is a resin bond driveway providing parking with an electric vehicle charging point. We highly recommend a visit to fully appreciate the accommodation on offer.



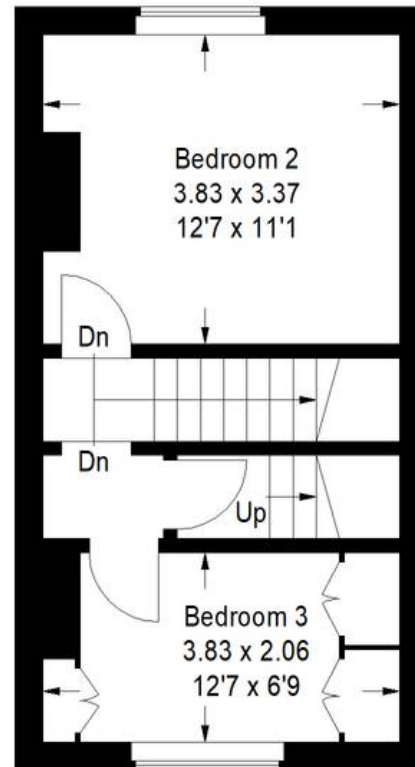


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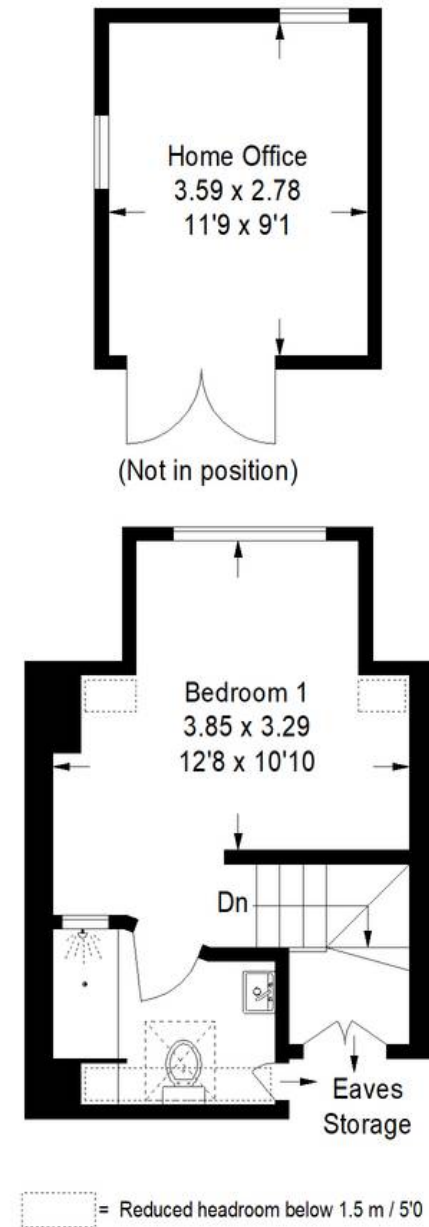
Approximate Gross Internal Area
 Ground Floor = 43.1 sq m / 464 sq ft
 First Floor = 29.4 sq m / 316 sq ft
 Second Floor = 20.4 sq m / 219 sq ft
 Home Office = 10.1 sq m / 109 sq ft
 Total = 103.0 sq m / 1108 sq ft



Ground Floor



First Floor



Second 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.