



21 Cranleigh Mead, Cranleigh GU6 7JS

Offers in Region of £430,000



**ROGER COUPE**  
your local property experts

ESTATE AGENT  
Est. 1991



## 21 Cranleigh Mead, Cranleigh

Freehold / EPC: D / Council Tax Band:D

- Detached House
- Spacious Living Accommodation
- Recently Fitted Bathroom Suite
- Garage With Off Street Parking Space
- Good Sized Front Garden With Potential For Driveway
- Cul De Sac
- No Onward Chain
- Short Walk To High Street & Amenities

A great opportunity to purchase a detached three bedroom house situated in this central Cranleigh cul-de-sac.

This spacious house has a welcoming entrance hall with a bright and light reception room which leads through to the rear aspect dining room. The kitchen looks out over the rear garden and has a side access door.

The first floor comprises two double bedrooms which are both flooded with natural light from the large windows. There is a third bedroom and a newly fitted, stylish bathroom.

Outside is a private rear garden with garage to the rear, rear gated access and a parking space in front of the garage. To the front of the house is a good-sized front garden, which has potential as a driveway (subject to dropped kerb consents).

The property is offered to the market with no onward chain.



## 21 Cranleigh Mead

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. 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.

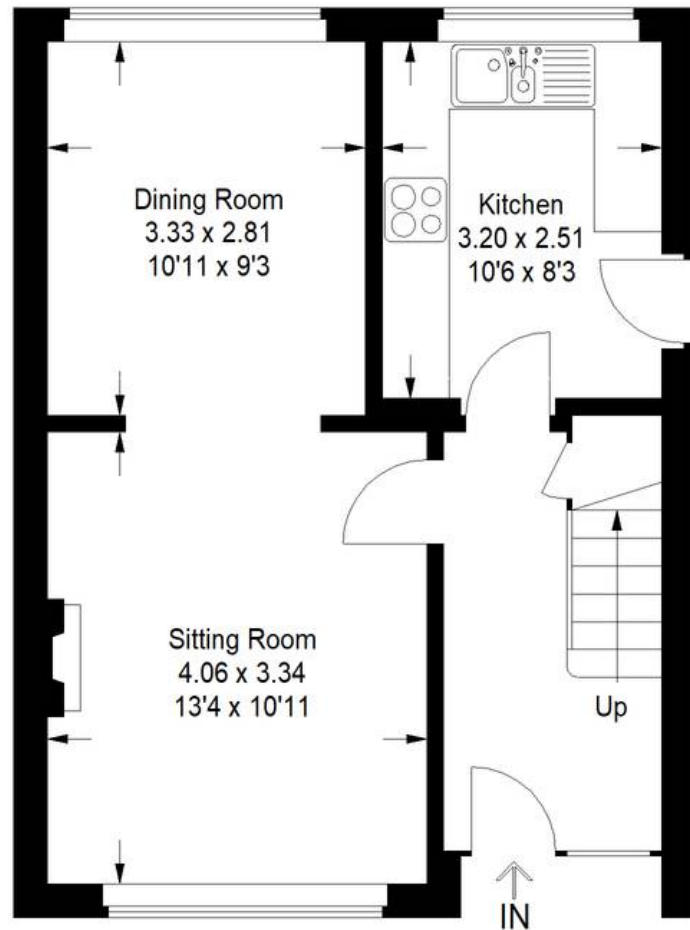
Knowle Park is a new 60-acre country park and nature reserve in the heart of Cranleigh, featuring a lake, outdoor performance spaces including an impressive natural terraced amphitheatre and an adventure park. Lovely countryside surrounds the village, perfect for country walks and horse-riding pursuits.



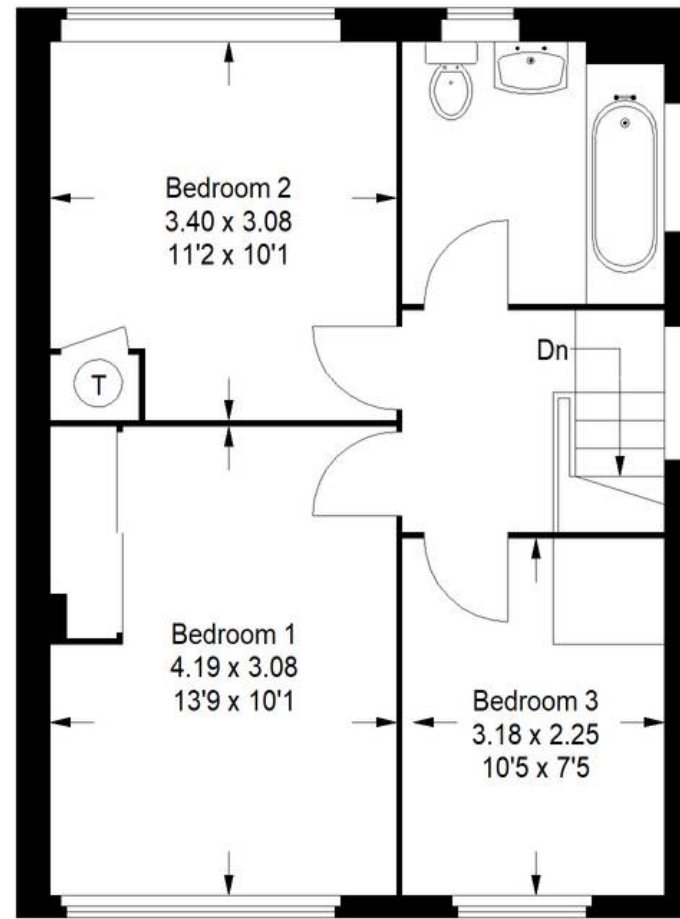


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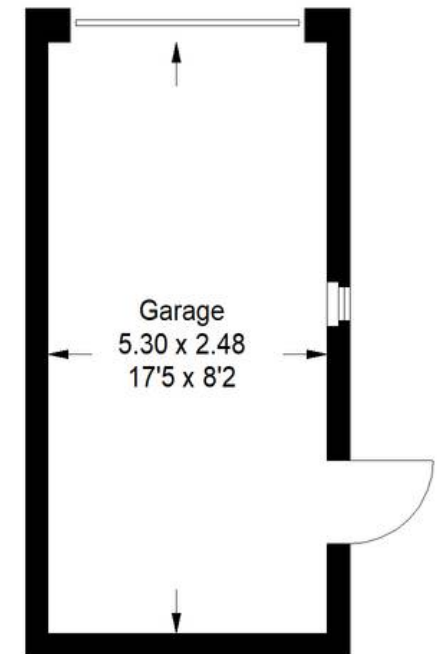
Approximate Gross Internal Area  
Ground Floor = 41.1 sq m / 442 sq ft  
First Floor = 42.1 sq m / 453 sq ft  
Garage = 13.2 sq m / 143 sq ft  
Total = 96.4 sq m / 1038 sq ft



Ground Floor



First Floor



(Not in position)

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

Roger Coupe Estate Agent, 151 High Street - GU6 8BB

01483268555 • [housesales@rogercoupe.com](mailto:housesales@rogercoupe.com) • [www.rogercoupe.com](http://www.rogercoupe.com)



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.