



Cranleigh, Surrey

Asking Price £475,000

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Situated on an enviable corner plot on a highly sought-after private road, is this two-bedroom detached bungalow.

Internally, the property provides bright and light living spaces which includes a dual aspect living room which is flanked on either side by two large conservatories offering pleasant views over the garden. The living room further benefits from a wood burner of a modern style, making this a warm and inviting space to retreat to during colder Autumn and Winter days.

The adjacent sizeable kitchen boasts an abundance of storage and countertop space with dark granite worktops, complemented by integrated appliances including stacked ovens and a four-ring gas hob.

The accommodation comprises two double bedrooms, both overlooking the rear garden, with the primary bedroom featuring a well-sized layout and the added bonus of a walk-in wardrobe/dressing room. The modern bathroom is fully tiled, showcasing sleek grey tiles, and is equipped with a large walk-in shower, sink, modern grey storage cupboard, and a W/C.

Situated on a coveted corner plot, the property boasts extensive outdoor space, encompassing a 0.13-acre plot predominantly positioned to the side and rear. The front of the home offers a driveway for multiple vehicles and a spacious garage with an internal office space. The garden is further enhanced by additional storage in the form of two sheds, and uniquely, a rejuvenating infrared sauna has been installed by the current owners, helping to keep you feeling rejuvenated and stress free!

In summary, this is a fantastic two-bedroom bungalow situated on one of Cranleigh's popular private roads and occupying an enviable corner plot and must be seen in person to be truly appreciated.

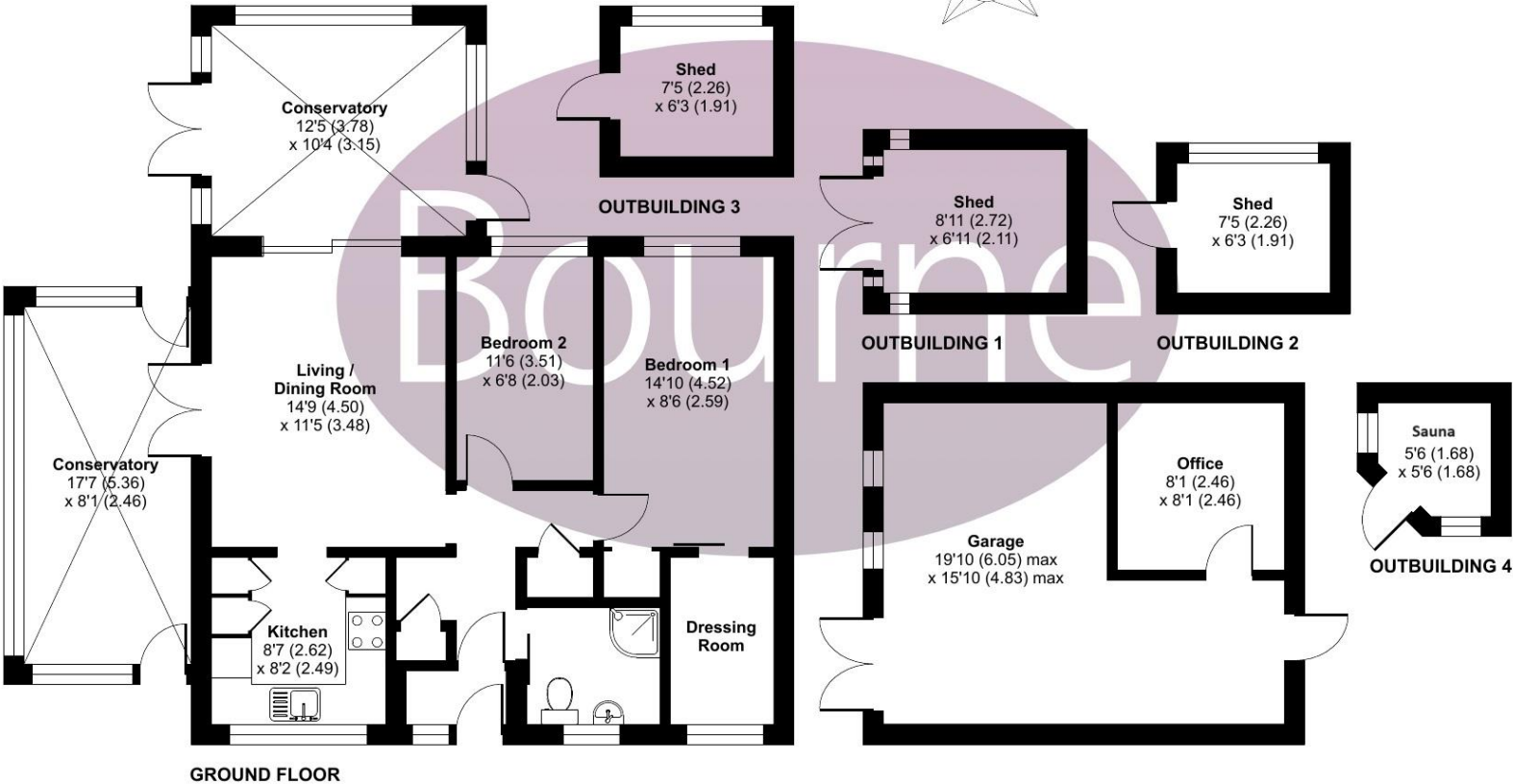
Tenure: Freehold
Council Tax: Band D

- Detached
- Bungalow
- Two Bedrooms
- Walk in Wardrobe to Primary Bedroom
- Driveway & Garage
- Corner Plot
- Wood Burning Stove
- Infra-Red Sauna



Little Orchard The Ridgeway, Cranleigh, GU6

Approximate Area = 965 sq ft / 89.7 sq m
Garage = 320 sq ft / 29.7 q m
Outbuilding(s) = 191 sq ft / 17.7 sq m
Total = 1476 sq ft / 137.1 sq m
For identification only - Not to scale

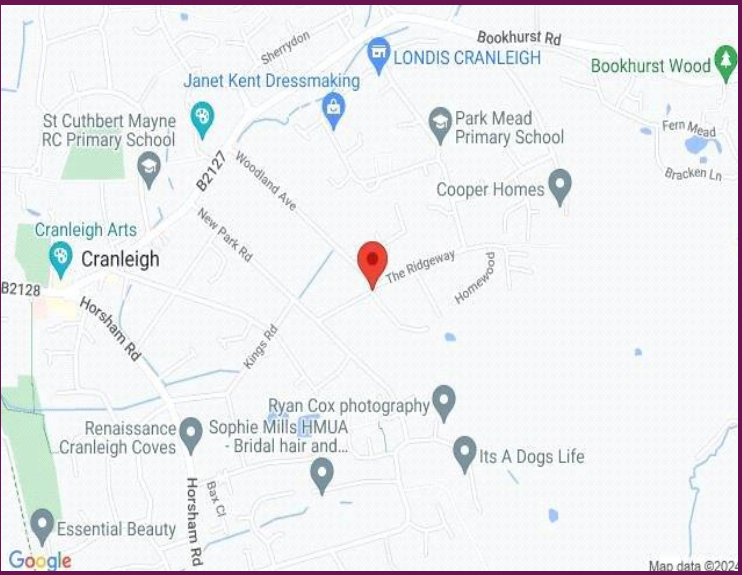


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Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024.
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Location

Cranleigh is an attractive and vibrant village, approximately 20 minutes from neighbouring towns of Guildford, Godalming, Horsham and Dorking. London Waterloo can be reached by rail from Guildford with a direct service taking just 42 minutes. Cranleigh has numerous independent and national shops including Rawlings Butchers, Cranleigh Fish, Celebration Cakes, 140 Fashion store, M&S Food Hall, Sainsburys, Co-Op, Boots, Superdrug and the Handymans Store. Fountain Square is the centre of Alfresco entertainment and dining provided by the Richard Onslow pub/boutique hotel, Pizza Express and Yangaz Café. 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. Lovely countryside surrounds the village, perfect for country walks and horse-riding pursuits. The Downs Link footpath and bridleway passes to the west of the High Street and follows the road of the old railway line between Guildford and Shoreham.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.
If you require clarification of any points then please contact us especially if you are travelling some distance to view.
Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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