



**34 Clappers Meadow**  
**Alfold, GU6 8HJ**  
**Asking Price: Offers in Excess of £500,000**

**ROGER COUPE** | 1991-2021  
*your local property experts* | **30 YEARS**

**\* Four bedroom, two bathroom family home \* Two reception rooms \* Cloakroom & utility room \***

**\* Driveway \* Established level rear gardens \* Cul de sac location \***

**\* Well presented and maintained by the current owner \* EPC Rating: E \***

Located within a small cul de sac in Alfold is this well maintained and presented extended four bedroom family home. This property comes to the market for the first time in over 46 years and offers plenty of accommodation for the growing family. From the entrance hallway there is a downstairs cloakroom, cloaks cupboard and storage cupboard. There is a fitted kitchen/breakfast room overlooking the rear gardens, door to side access and a utility room which leads into the previous garage but has been converted into further storage for bikes/tools etc. There is a generous size living room with sliding doors leading into the dining room. From the first floor landing there are four bedrooms, the master benefitting from an en suite shower room, three of the bedrooms have built in wardrobes and there is a family bathroom. The established rear gardens are laid to lawn, with two greenhouses, two sheds and vegetable patch. To the front is hard standing for off street parking. This property is enhanced by having double glazing and oil fired heating via radiators. To arrange a viewing of this home please contact Roger Coupe Estate Agents on 01483 268 555.

The pretty Surrey village of Alfold is located approximately 4 miles from Cranleigh near the Sussex border. It has a general store and post office, church, and busy sports clubs. It has good road links to Guildford and Billingshurst for mainline train services to London and the south coast. A range of well regarded state and private schools are within easy reach of the village. Cranleigh offers more comprehensive facilities including a wide variety of shops, pubs, restaurants and cafes, from independent retailers to well known brands including Marks and Spencers Food Hall and Sainsbury, as well as a weekly market and recreational facilities.

#### **~ Accommodation ~**

**Ground Floor:** ~ Entrance Hall ~ Sitting Room: 18' 6" x 11' 11" (5.64m x 3.64m) ~ Dining Room: 11' 10" x 11' 1" (3.60m x 3.38m)  
**Kitchen:** 11' 1" x 10' 7" (3.37m x 3.22m) ~ Cloakroom ~ Utility room: 9' 2" x 7' 0" (2.80m x 2.14m) ~ Storage: 9' 9" x 9' 4" (2.97m x 2.85m)

**First Floor:** ~ Bedroom One: 20' 1" x 11' 7" (6.12m x 3.52m) ~ En suite ~ Bedroom Two: 12' 5" x 9' 1" (3.79m x 2.78m)  
**Bedroom Three:** 14' 8" x 12' 5" (4.47m x 3.78m) ~ Bedroom Four: 13' 1" x 8' 9" (3.99m x 2.67m) ~ Family Bathroom

**Outside:** ~ Garden Store: 11' 11" x 7' 2" (3.64m x 2.19m)  
**Services:** Oil central heating, mains drainage.

#### **Directions:**

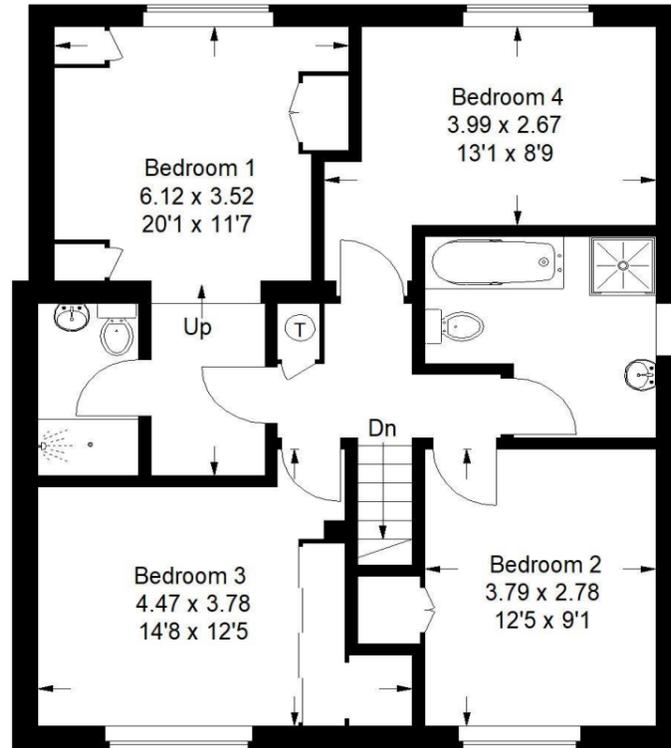
From our office turn left into the High Street and immediately right into Knowle Lane. Continue for approximately two miles and turn right into Wildwood Lane. Proceed to the junction with the A281 and turn left, towards Horsham. Turn right at the Alfold Crossways Alfold and Loxwood and then immediately left towards Loxwood (B2133). After a short distance Clappers Meadow can be found on your left hand side and the property is located on your right just around the bend.

**Important Notice:** For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. 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. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

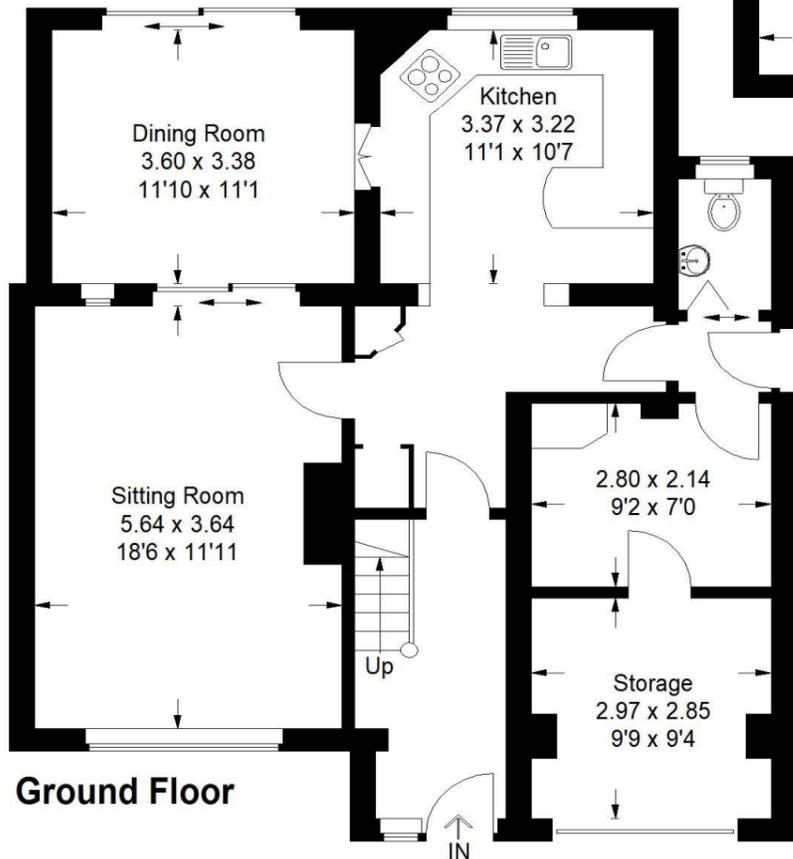
**Local Authority:** Waverley Borough Council. **Tax Band:** E

# Clappers Meadow

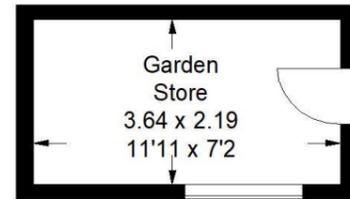
Approximate Gross Internal Area  
 Ground Floor = 84.6 sq m / 911 sq ft  
 First Floor = 68 sq m / 732 sq ft  
 Garden Store = 8 sq m / 86 sq ft  
 Total = 160.6 sq m / 1729 sq ft



First Floor



Ground 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**  
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Est. 1991

[www.rogercoupe.com](http://www.rogercoupe.com)  
3 Bank Buildings, High Street, Cranleigh, Surrey GU6 8BB  
T: 01483 268555 e: [housesales@rogercoupe.com](mailto:housesales@rogercoupe.com)