



4 Nightingales,  
Cranleigh, GU6 8DE  
Asking Price: £695,000 Freehold

ROGER COUPE  
*your local property experts*

ESTATE AGENT  
Est. 1991

- \* Four bedroom detached house \* 22 ft sitting room \* Bright and sunny breakfast room \*
- \* Principal bedroom with ensuite shower room \* West facing garden \*
- \* Double garage \* No onward chain \* EPC Rating: E \*

A detached four bedroom family home situated on a popular residential road, on a wide garden plot having a westerly rear aspect. The property is approached via a wide tarmacadam driveway leading to a detached double garage and front door to reception hall with cloakroom off, sitting room with fireplace running full width of the rear of the property, kitchen/breakfast room with side door to a bright and sunny side courtyard and dining/family room completing the ground floor. On the first floor, there is a principal bedroom with ensuite shower room, three further double bedrooms and a family bathroom. The gardens to the rear are mainly laid to lawn with a paved patio and bordered by flower and shrub borders. The property benefits from gas fired heating and double glazed windows and is offered for sale with no onward chain.

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 42 minutes. Said to be the largest village in England, Cranleigh has so much to offer with numerous independent and national shops including Rawlings Butchers, Cranleigh Fish, Celebration Cakes, 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, Browns Gin & Tea bar, 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 route of the old railway line between Guildford and Shoreham.

#### ~ Accommodation ~

**Ground Floor:** Entrance Hall ~ Dining/Family Room: 14' 1" x 8' 10" (4.29m x 2.70m) ~ Kitchen/Breakfast Room: 16' 7" x 8' 11" (5.05m x 2.71m)  
**Sitting Room:** 22' 2" x 12' 0" (6.76m x 3.65m) ~ Cloakroom

**First Floor:** Bedroom One: 12' 6" x 12' 1" (3.81m x 3.69m) ~ Ensuite ~ Bedroom Two: 12' 1" x 10' 4" (3.69m x 3.14m)  
**Bedroom Three:** 11' 11" x 9' 7" (3.63m x 2.91m) ~ Bathroom

**Outside: Garage:** 17' 3" x 15' 9" (5.27m x 4.79m)

#### Directions:

From our office turn left into the High Street continuing to the second mini roundabout carrying straight on into the Horsham Road. Take the third turning right into Ashtrees and immediately left into Nightingales and number 4 can be found after a short distance on the right hand side.

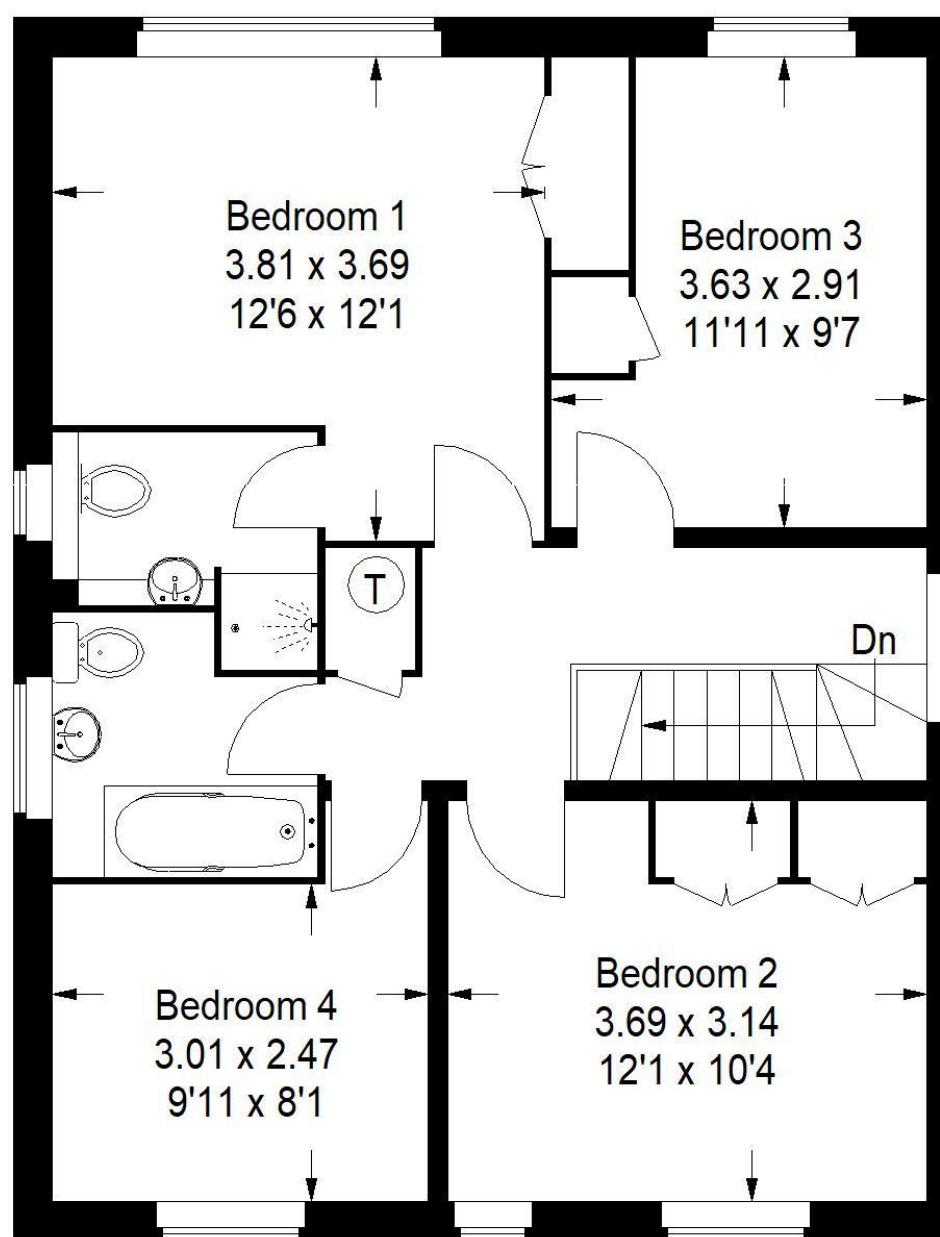
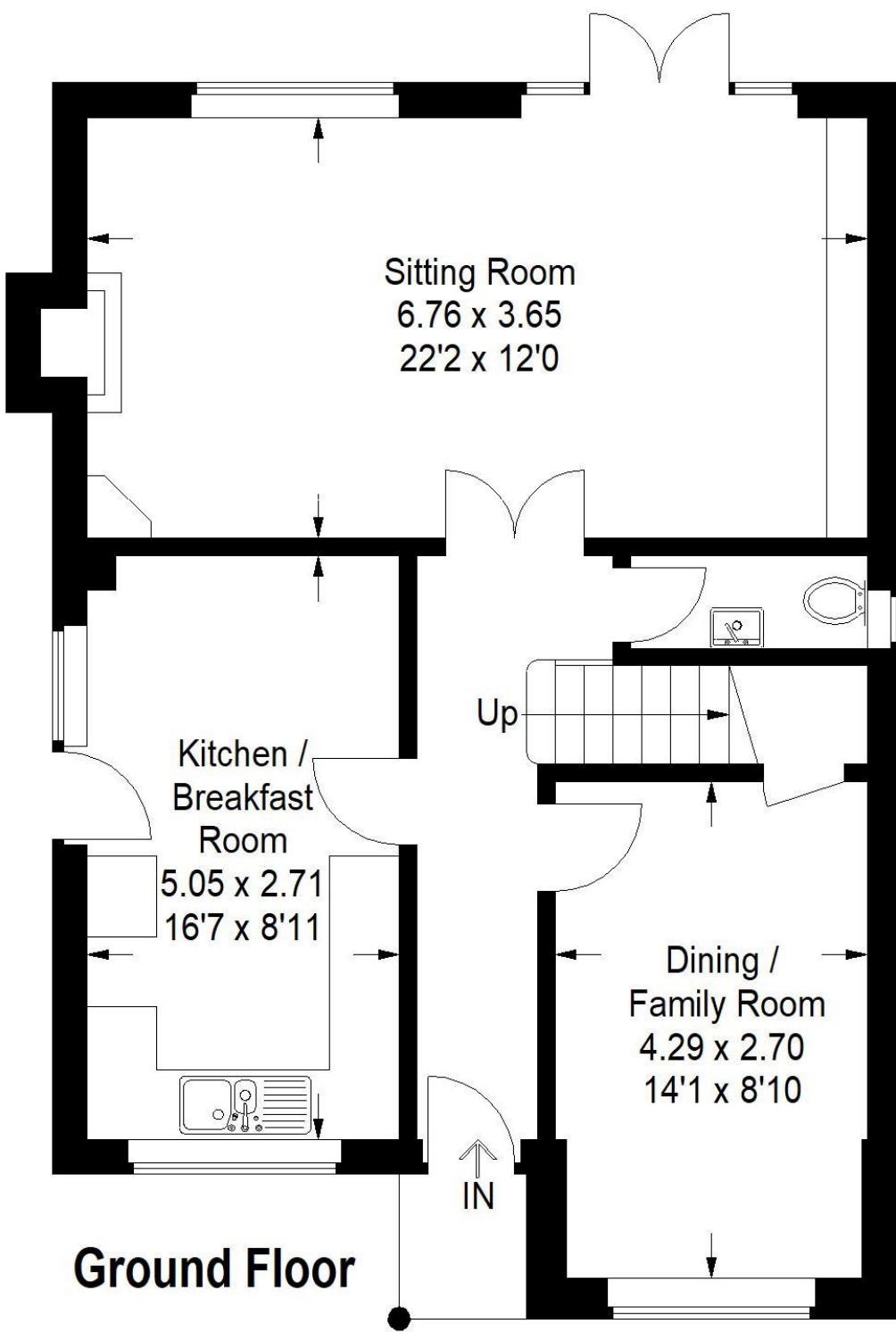
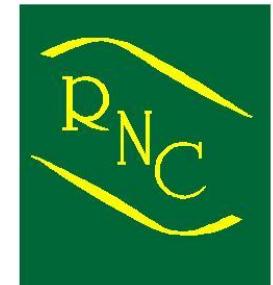
**Important Notice:** For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, 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:** F

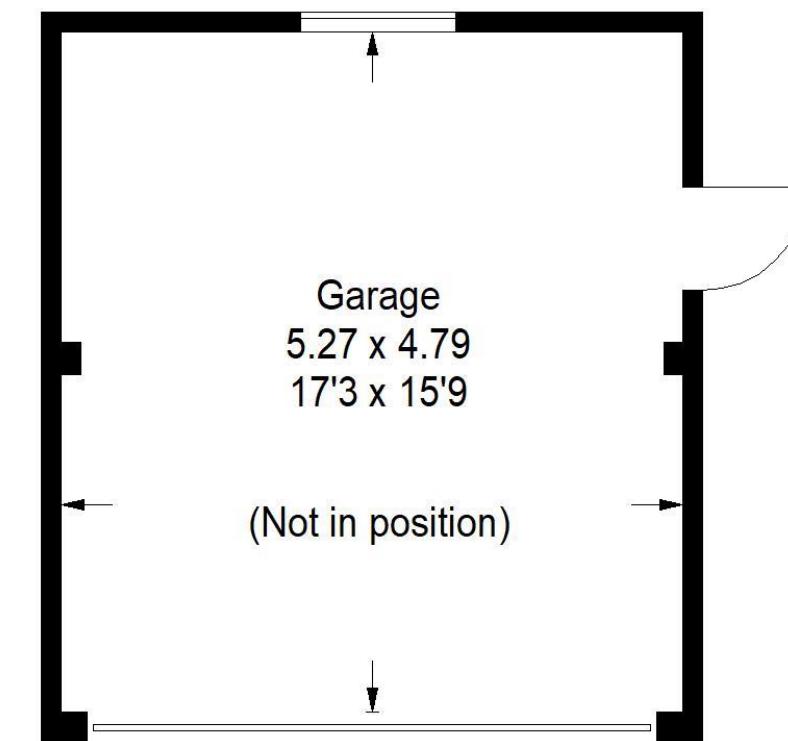
# Nightingales, Cranleigh



Approximate Gross Internal Area  
 Ground Floor = 63.9 sq m / 688 sq ft  
 First Floor = 59.7 sq m / 643 sq ft  
 Garage = 25.2 sq m / 271 sq ft  
 Total = 148.8 sq m / 1602 sq ft



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



ROGER  
COUPE





**ROGER COUPE**  
your local property experts

ESTATE AGENT  
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)