



**41, Clappers Meadow,  
Cranleigh, GU6 8HJ  
Asking Price: £470,000 Freehold**

**ROGER COUPE**  
your local property experts  
ESTATE AGENT  
Est. 1991

- \* Spacious extended semi detached home \* Three bedrooms \* Large kitchen/dining room \*
- \* Utility room \* Shower room \* Newly fitted bathroom \* Good size south facing garden \*
- \* Off road parking for several cars \* EPC Rating: TBC \* No Onward Chain \*

An extended and improved three bedroom semi-detached house situated in this popular cul-de-sac, on the semi-rural edge of the village. The property is approached via a driveway providing parking for several cars, leading to front door and entrance hall. There is a large bright and sunny sitting room with log burning stove and sliding patio doors to the garden. Open arch to kitchen/dining room, which is of a good size and fitted with a comprehensive range of units. There is a large utility/boot room and ground floor shower room. Stairs rise to the first floor where there are three bedrooms, two large doubles and a good size single and a newly fitted bathroom suite.

Outside, there is plenty of off road parking, with side access to the rear garden which is of good size and has a paved patio and extensive lawns all enjoying a southerly aspect. In addition, there is a most useful timber summer house with adjoining storage. The property benefits from double glazed windows and newly installed oil fired boiler and we highly recommend an early visit to fully appreciate the accommodation on offer.

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:** 14' 10" x 13' 1" (4.52m x 3.99m) ~ **Kitchen/Dining Room:** 19' 5" x 8' 2" (5.91m x 2.49m)  
**Utility/Boot Room:** 10' 7" x 5' 7" (3.23m x 1.71m) ~ **Shower Room:** ~ **Garden Room:** 8' 11" x 8' 11" (2.72m x 2.71m)

**First Floor:** ~ **Bedroom One:** 12' 9" x 10' 9" (3.89m x 3.27m) ~ **Bedroom Two:** 11' 0" x 10' 4" (3.36m x 3.15m) ~ **Bedroom Three:** 8' 5" x 8' 3" (2.57m x 2.51m) ~ **Bathroom**

**Services:** Mains electricity, drainage and water, oil fired heating

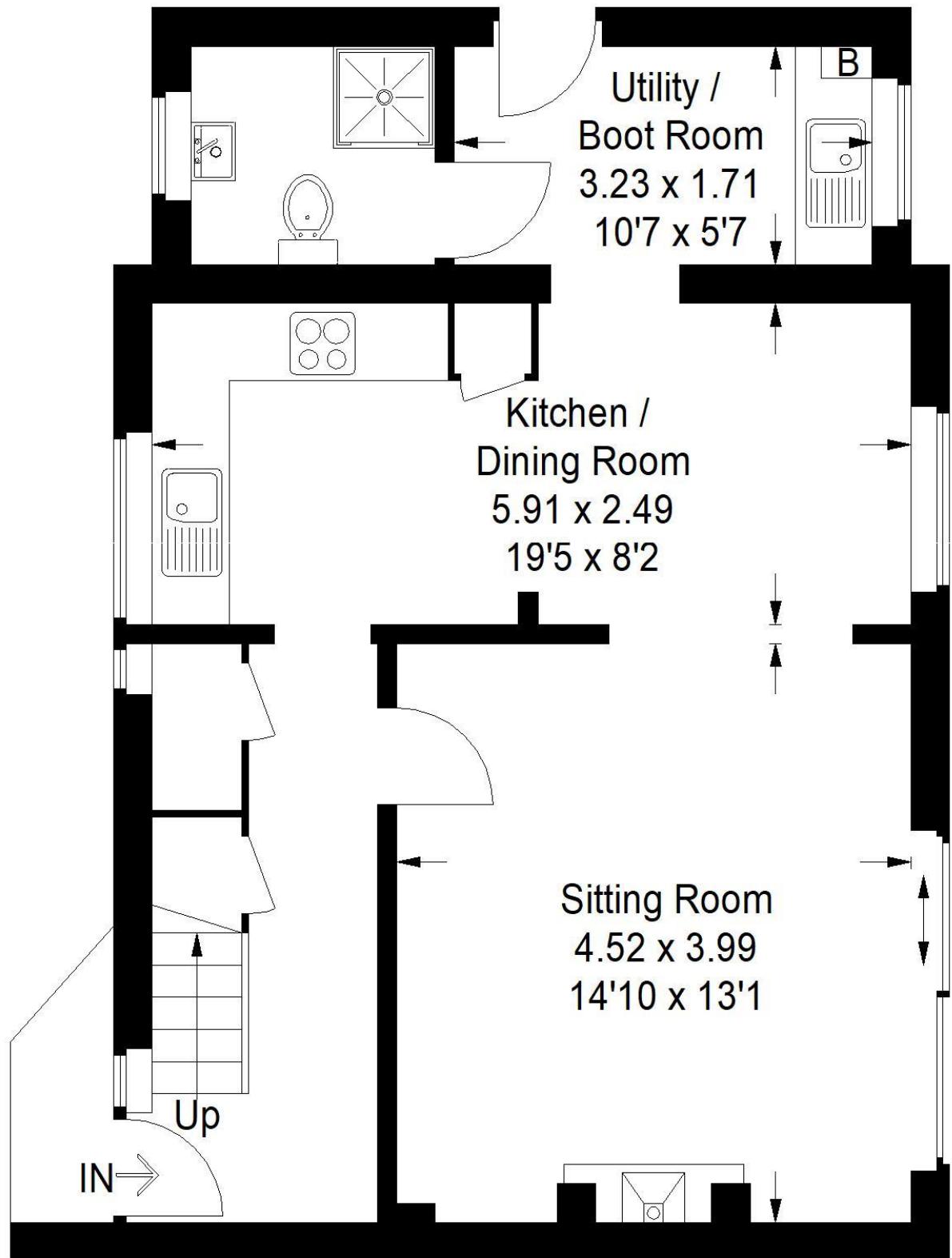
#### Directions:

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 number 41 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.

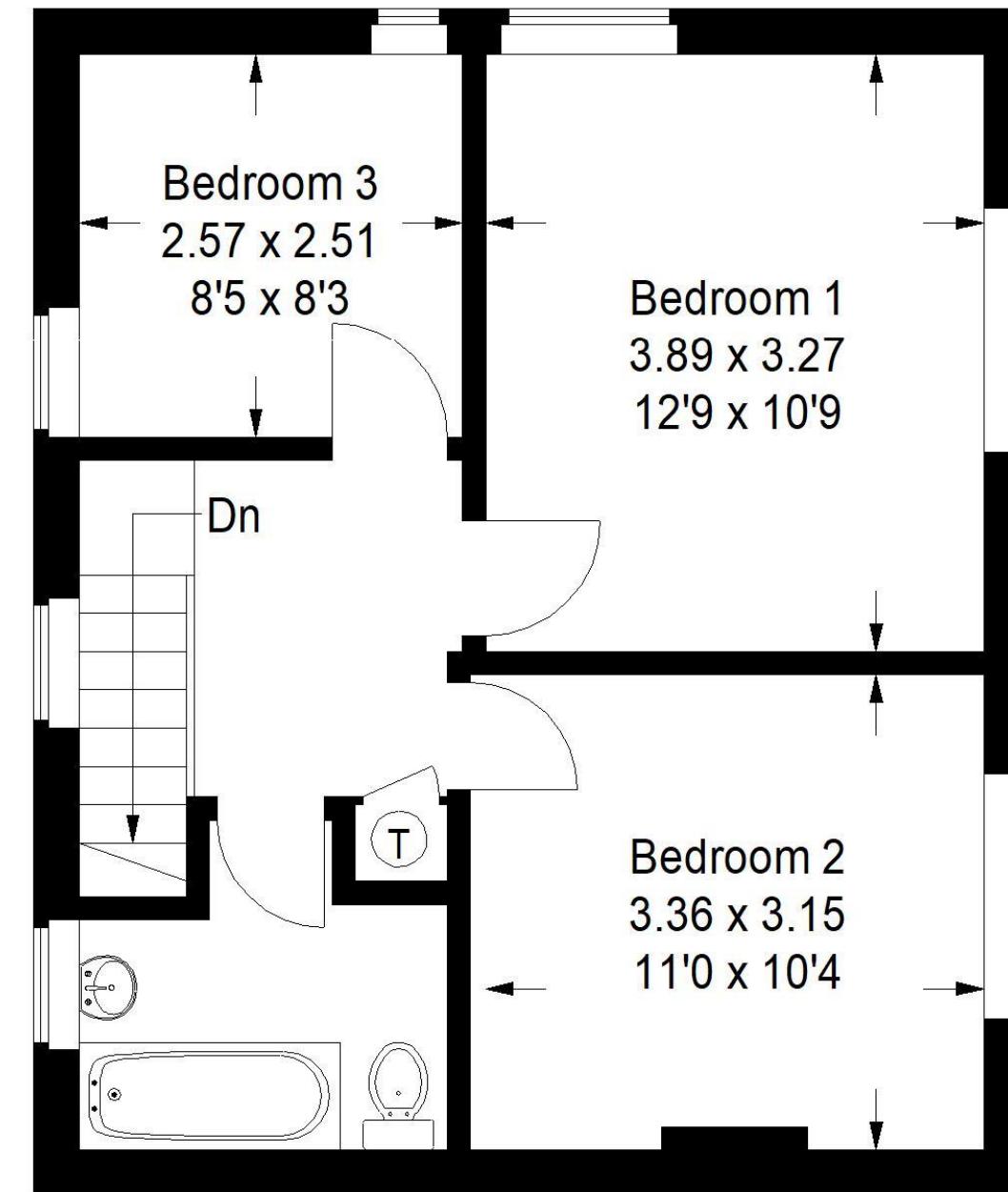
**Local Authority:** Waverley Borough Council. **Tax Band:** D

# Clappers Meadow, Alfold

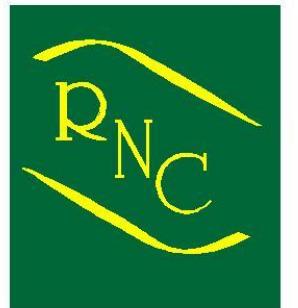
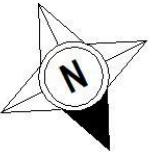
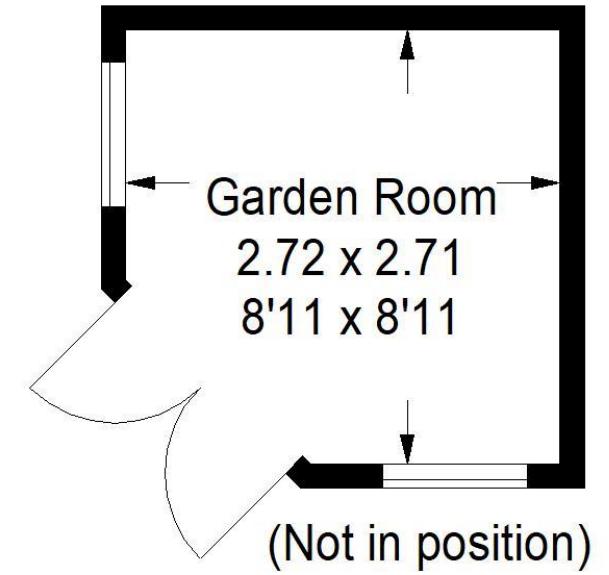


**Ground Floor**

Approximate Gross Internal Area  
 Ground Floor = 53.7 sq m / 578 sq ft  
 First Floor = 42.2 sq m / 454 sq ft  
 Outbuilding = 6.6 sq m / 71 sq ft  
 Total = 102.5 sq m / 1103 sq ft



**First 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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