



Tree Cottage
Avenue Road, Cranleigh, GU6 7LQ
Asking Price: £925,000 Freehold

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ESTATE AGENT
Est. 1991

- * Attractive character home * Spacious and versatile accommodation * Potential to update and extend (stpp) *
- * Popular location within the village * Principal bedroom with dressing area and en-suite * 25' Sitting room *
- * Two further reception rooms * Detached garage * EPC Rating: D *

A classic character chalet style home situated in a tree lined avenue within a level walk of the village centre. The property has an adaptable arrangement of rooms with an attractive veranda leading to the front door and reception hall. There is a large 25' sitting room with open fireplace and bay window, open arch to a further seating area, there are two further reception rooms, fitted kitchen/breakfast room and an impressive master bedroom suite with dressing room and en-suite bathroom. Stairs rise to the first floor where there are two further double bedrooms and a bathroom. Outside, there is an in and out gravelled driveway leading to a single garage. The gardens to the rear are neatly maintained with a paved patio leading onto shaped lawns with flower and shrub borders around. We highly recommend a visit to fully appreciate the accommodation on offer.

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, 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, 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 Room:** 12' 11" x 11' 0" (3.94m x 3.36m) ~ **Study:** 11' 1" x 8' 4" (3.37m x 2.55m)
Sitting Room: 25' 1" x 12' 8" (7.64m x 3.85m) ~ **Further Sitting Area:** 16' 7" x 9' 1" (5.06m x 2.77m) ~ **Kitchen/Breakfast Room:** 15' 11" x 11' 1" (4.84m x 3.37m)
Cloakroom: ~ **Bedroom One with Dressing Room:** 13' 11" x 12' 7" (4.24m x 3.84m) ~ **Bathroom**

First Floor: ~ **Bedroom Two:** 21' 7" x 11' 1" (6.58m x 3.37m) ~ **Bedroom Three:** 21' 7" x 11' 5" (6.58m x 3.48m) ~ **Bathroom**
Loft Store: 11' 6" x 10' 0" (3.51m x 3.06m)

Outside: ~ **In-and-out driveway** ~ **Detached garage:** 20' 4" x 10' 6" (6.19m x 3.21m) ~ **Garden**

Services: All mains services connected

Directions:

From our office turn left into the High Street. Proceed straight over the two mini roundabouts onto the Horsham Road. After approx. 1/2 a mile turn left into Avenue Road. The property will be found on the left just after the turning to Orchard Gardens.

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:** G

Avenue Road, Cranleigh



Approximate Gross Internal Area
 Ground Floor = 135.3 sq m / 1456 sq ft
 First Floor = 57.4 sq m / 618 sq ft
 (Excluding Loft Store)
 Garage = 19.9 sq m / 214 sq ft
 Total = 212.6 sq m / 2,288 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.





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