



Eastland Cottage
Cranleigh, GU6 8LA
Guide Price £800,000 Freehold

*** No onward chain * Stunning Grade II detached cottage * Beautiful grounds of approx. a third of an acre ***
*** Meticulously maintained throughout * Period features including Inglenook fireplace ***
*** Attractive outlook over neighbouring paddocks * Triple garage and carport ***
*** Hardwood electric gated driveway and parking * EPC Rating: N/A ***

We are delighted to offer for sale this quintessential 2/3 bedroom character home, in part dating back to the 16th century, with later additions creating space and versatility to the accommodation, all meticulously maintained and sympathetically updated. Arriving at the property through hardwood electric gates to a generous driveway, there is a parking area in front of the triple garage and carport. A pathway sweeps through the beautifully planned and maintained gardens to the front porch. Moving inside, the ground floor centres around a large reception hall with wide plank flooring. Off the hall, there is a spacious sitting room with attractive inglenook fireplace with wood burning stove, a timber and glazed dining room and a kitchen with integrated appliances and butcher block work surfaces. A further study/bedroom 3 and the cloakroom complete the ground floor. Continuing upstairs, there are two generous double bedrooms, both benefitting from stunning far reaching views across neighbouring paddocks with Hascombe Hill in the distance. A beautifully appointed shower room completes the accommodation. Outside the property is equally attractive, with pristine gardens surrounding the property, in all the plot measures just over a third of an acre and benefits rural views on two sides, giving a wonderful feeling of space away from any immediate neighbours. We highly recommend a viewing to fully appreciate this charming home.

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: ~ **Sitting Room:** 20' 10" x 14' 5" (6.36m x 4.39m) ~ **Reception Hallway:** 17' 0" x 8' 11" (5.18m x 2.71m) ~ **Cloakroom**
Kitchen: 18' 11" x 8' 7" (5.76m x 2.61m) ~ **Dining Room:** 11' 10" x 10' 3" (3.60m x 3.13m) ~ **Study/Bedroom Three:** 11' 6" x 7' 9" (3.50m x 2.35m)

First Floor: ~ **Bedroom One:** 17' 3" x 14' 2" (5.26m x 4.33m) ~ **Bedroom Two:** 17' 5" x 7' 9" (5.31m x 2.37m) ~ **Bathroom**

Outside: ~ **Garage:** 13' 4" x 13' 1" (4.06m x 4.00m) ~ **Garage/Workshop:** 18' 5" x 16' 8" (5.62m x 5.08m) ~ **Storage:** 8' 11" x 8' 6" (2.73m x 2.60m)

Services: Mains electric and water. Oil fired heating. Private drainage.

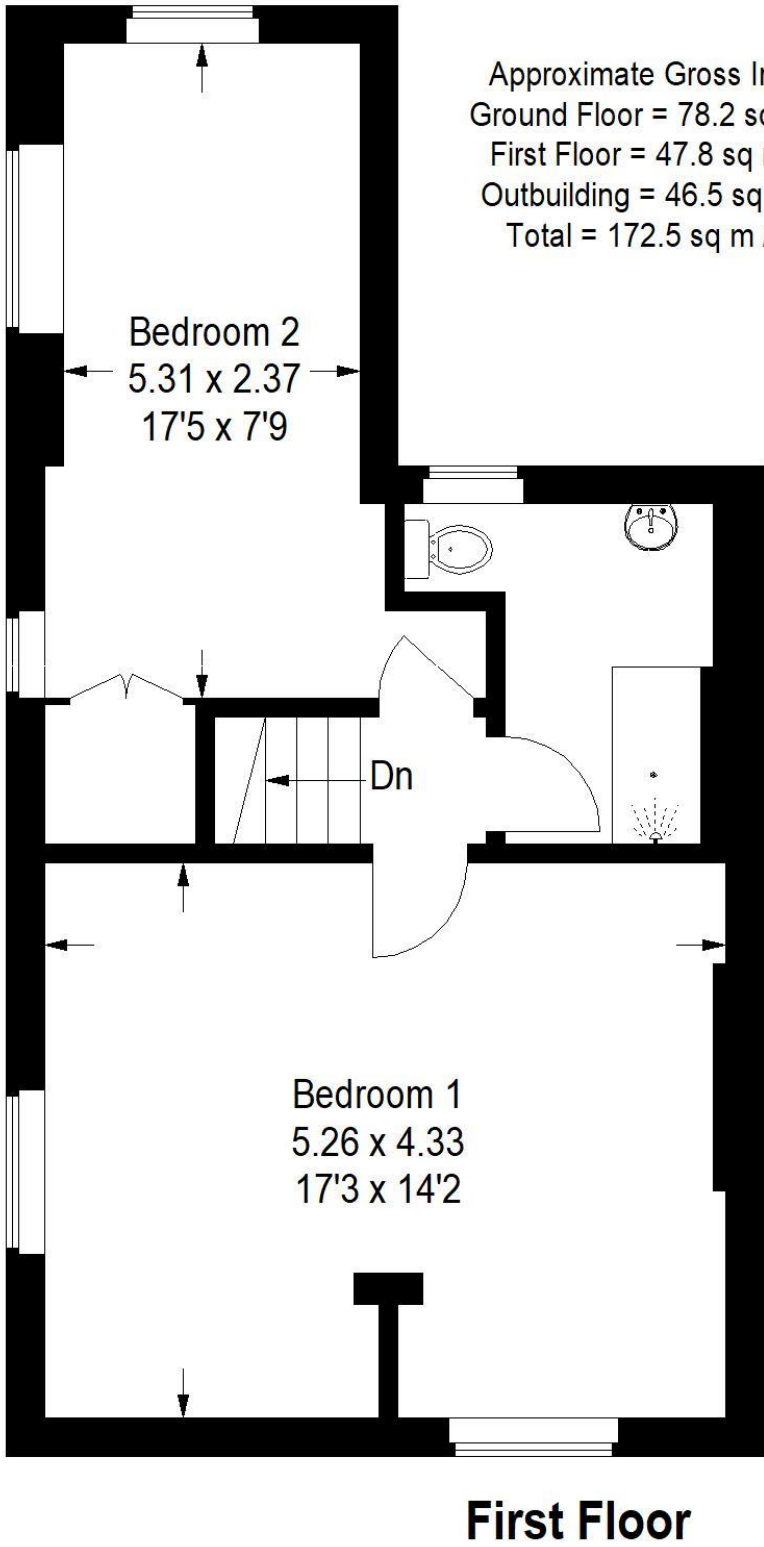
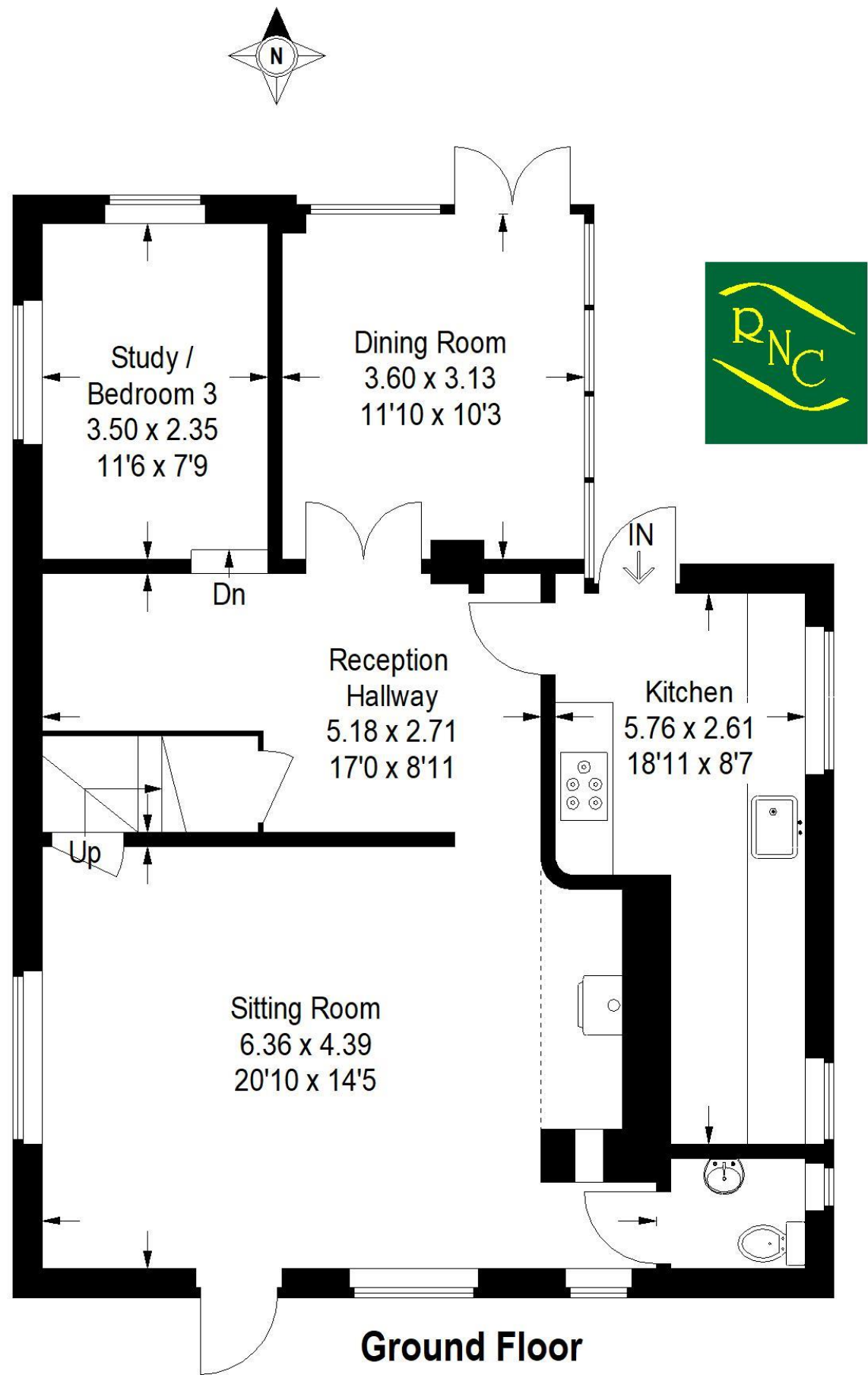
Directions:

From Cranleigh, follow the Elmbridge Road (B2130). At the crossroad turn left onto the Horsham Road (A281). After approx. half a mile the property will be found on the right hand side at the lay-by.

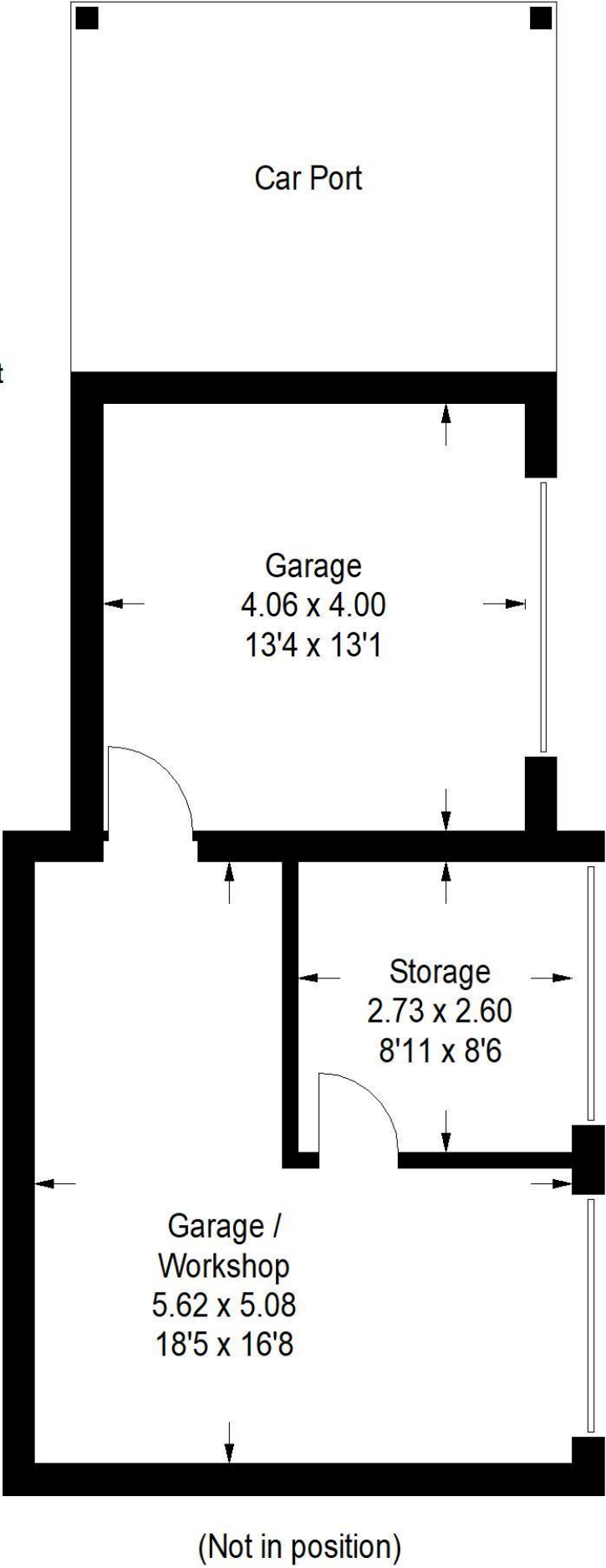
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or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

Hall Place, Cranleigh



Approximate Gross Internal Area
Ground Floor = 78.2 sq m / 842 sq ft
First Floor = 47.8 sq m / 514 sq ft
Outbuilding = 46.5 sq m / 500 sq ft
Total = 172.5 sq m / 1856 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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