



**87 Cranleigh Mead,
Cranleigh, GU6 7JT
Asking Price: £375,000 Freehold**

ROGER COUPE
your local property experts 1991-2021
30 YEARS

*** Three bedroom semi detached house * Requires modernisation ***

*** Open outlook to the rear over farmland * Double glazing ***

*** Potential to extend subject to consents * No onward chain * EPC Rating: E ***

A semi-detached three bedroom home situated on a good sized garden plot backing onto open farmland in this popular residential area. The property requires complete modernisation with the refitting of kitchen and bathrooms and will require re-wiring and updated central heating. The property is offered for sale with no onward chain and we would highly recommend an early visit to fully appreciate the potential 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 Hallway:** ~ **Sitting/Dining Room:** 22' 5" x 12' 0" (6.84m x 3.67m) ~ **Kitchen:** 12' 6" x 8' 0" (3.80m x 2.45m)

First Floor: ~ **Bedroom One:** 14' 0" x 7' 10" (4.27m x 2.40m) ~ **Bedroom Two:** 14' 4" x 9' 2" (4.38m x 2.80m) ~ **Bedroom Three:** 11' 5" x 8' 4" (3.49m x 2.53m)
Bathroom

Outside: ~ **Garage:** 16' 10" x 8' 2" (5.14m x 2.48m)

Directions:

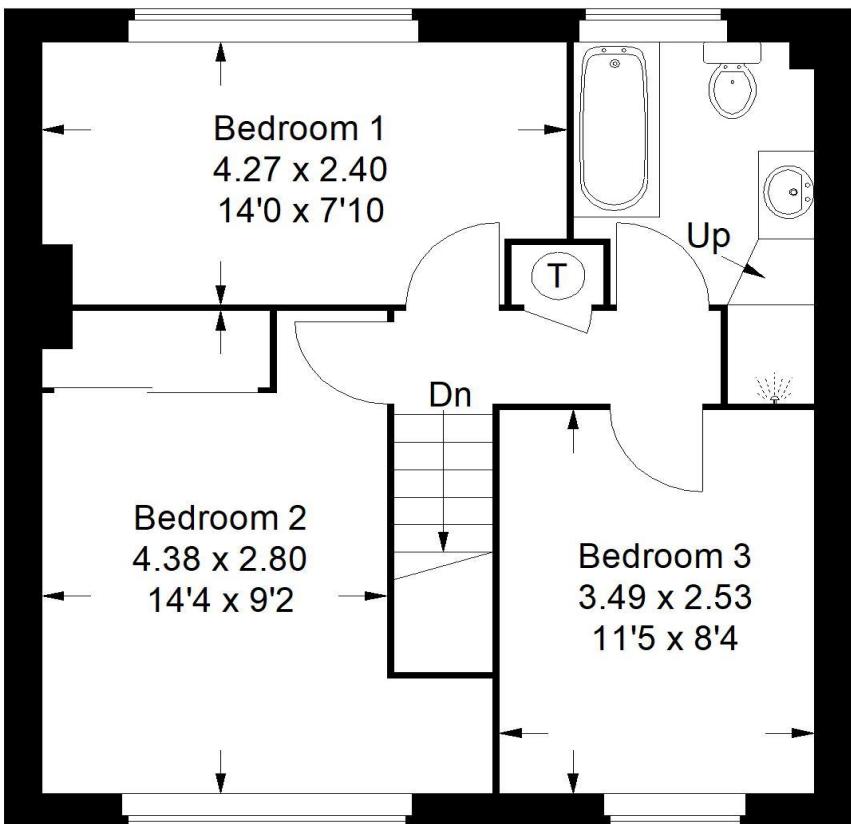
From our office, turn left into the high street continuing to the second mini-roundabout turning left into the Ewhurst Road taking the second turning on the right into New Park Road and continue to the top of the road, turning left into Cranleigh Mead. Number 87 can be found after Dukes Close on the left 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.

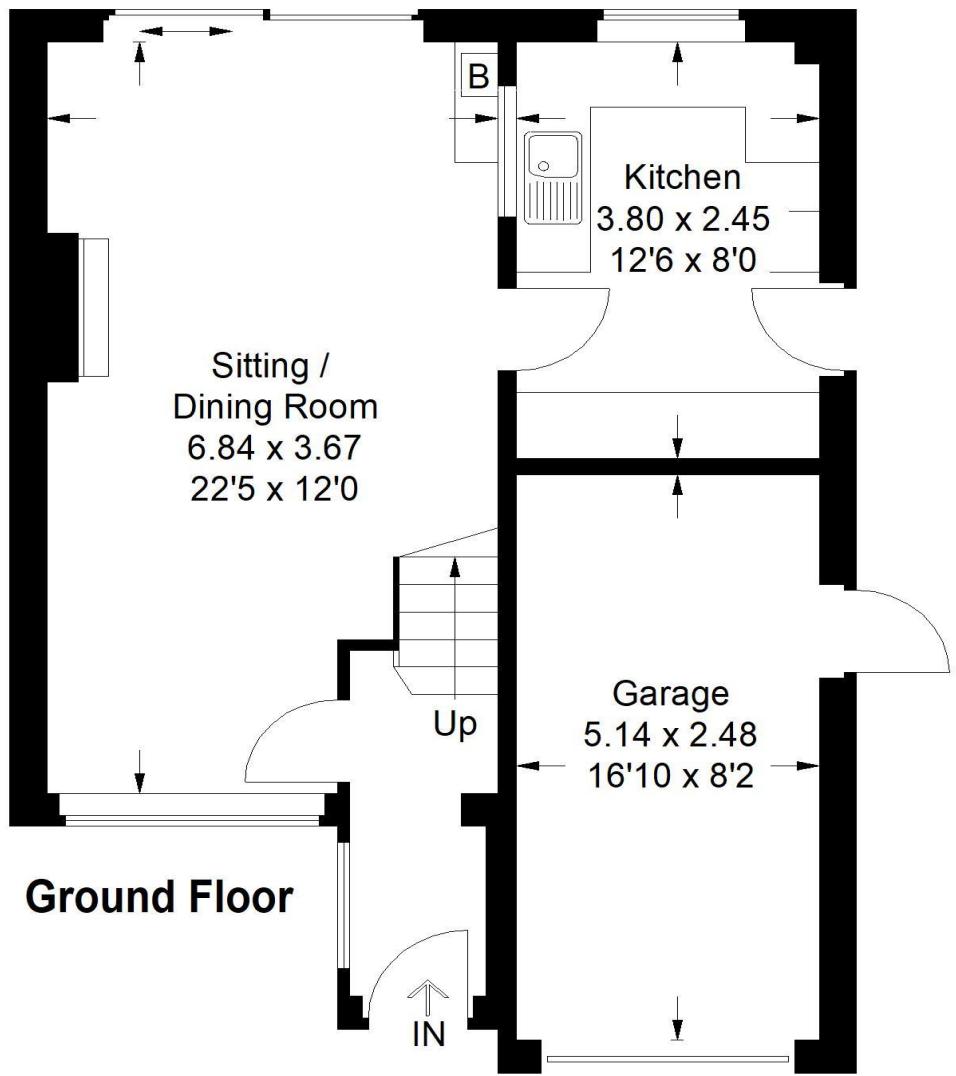
Local Authority: Waverley Borough Council. **Tax Band:** D

Cranleigh Mead, Cranleigh

Approximate Gross Internal Area
Ground Floor (Including Garage)
= 51.9 sq m / 559 sq ft
First Floor = 42.8 sq m / 461 sq ft
Total = 94.7 sq m / 1020 sq ft



First Floor



Ground 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.



