



10

Dukes Close, Cranleigh, GU6 7JU
Asking Price: £495,000 Freehold

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* Extended semi-detached home * Four bedrooms * Two bathrooms * Three reception rooms *

* Off road parking & Carport * Loft conversion with bedroom and en-suite * No onward chain * EPC Rating: C *

**** Viewings from Friday 10th January **** An extended four bedroom semi-detached home situated in a quiet cul de sac. The accommodation is arranged over three floors and is approached via a driveway providing plenty of off street parking with front door to entrance hall, sitting room with fireplace leading into dining area and playroom extending into the kitchen. Stairs rise to the first floor where there are two double bedrooms, bedroom three/study and a family bathroom and stairs rise to the top floor where there is a good size principal bedroom with ensuite shower room. Outside, there is driveway parking for several cars, covered side access to the rear garden with decked area leading onto lawns with flower and shrub borders around, timber summer house and garden shed. We highly recommend an early 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, 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 ~ Sitting Room: 13' 7" x 13' 0" (4.15m x 3.95m) ~ **Dining Room:** 10' 10" x 8' 5" (3.29m x 2.56m)
Family Room: 10' 6" x 7' 9" (3.19m x 2.35m) ~ **Kitchen:** 13' 5" x 9' 4" (4.08m x 2.85m)

First Floor: Bedroom Two: 13' 4" x 9' 11" (4.07m x 3.02m) ~ **Bedroom Three:** 10' 10" x 9' 11" (3.30m x 3.02m) ~ **Bedroom Four:** 7' 9" x 6' 6" (2.36m x 1.98m)

Second Floor: Bedroom One: 18' 6" x 12' 10" (5.63m x 3.92m) ~ **Ensuite**

Directions:

From our office turn left into the High Street, continue to the second mini roundabout turning left into the Ewhurst Road. Take the second turning right into New Park Road and continue to the end of the road turning left into Cranleigh Mead and then first left into Dukes Close and number 10 can be found at the top of the close on the right.

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

Dukes Close, Cranleigh

Approximate Gross Internal Area

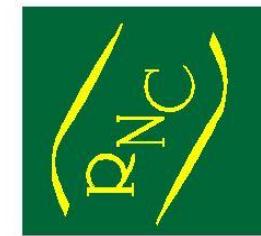
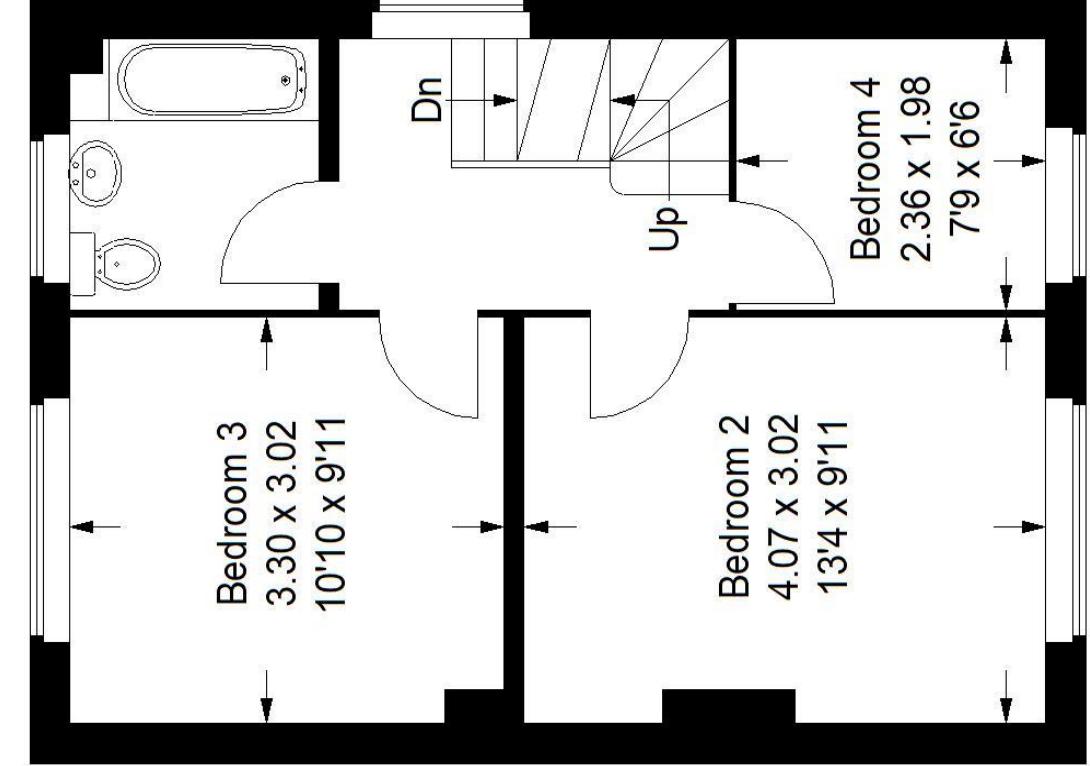
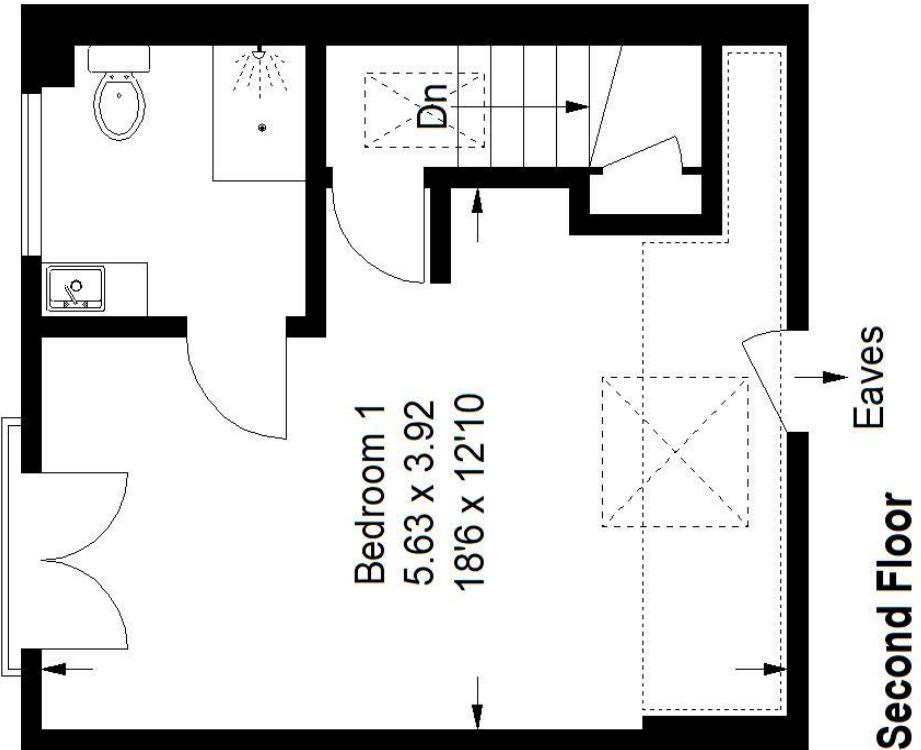
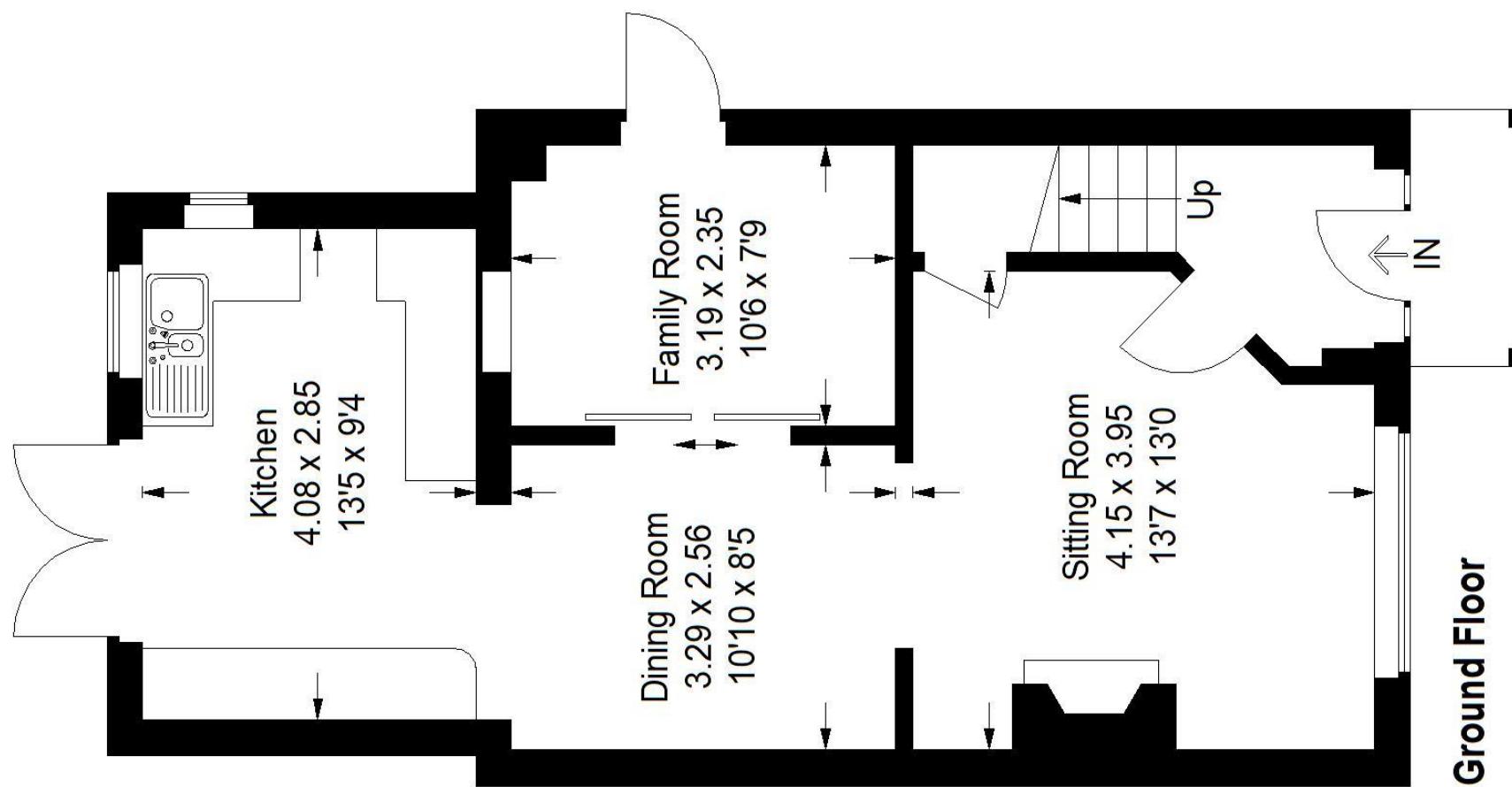
Ground Floor = 51.2 sq m / 551 sq ft

First Floor = 37.4 sq m / 402 sq ft

Second Floor = 28.5 sq m / 307 sq ft

Total = 117.1 sq m / 1260 sq ft

= Reduced headroom
below 1.5 m / 5'0



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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your local property experts



www.rogercoupe.com
3 Bank Buildings, High Street, Cranleigh, Surrey GU6 8BB
T: 01483 268555 e: housesales@rogercoupe.com