



24 Marjoram Avenue, Cranleigh, GU6 8GS
Guide Price £680,000 Freehold

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1991-2021
30
YEARS

*** Immaculately presented, 'almost new' family home * Contemporary garden landscaping * Stylish decor throughout ***
*** Open plan kitchen/dining room with bi-fold doors * Principal bedroom with en-suite * Three further bedrooms ***
*** Contemporary kitchen & bathroom fittings * Garage * Parking * EPC Rating: B ***

A stylishly presented, detached, family home situated on the outskirts of the village on a recently built development that benefits from adjoining Knowle Park, an exciting new public amenity that's due to open this year. Whilst the house is only a year old the owners have undertaken several improvements to enhance the already high-specification, most noticeably with the installation of two sets of bi-folding doors which open out on to a stunning landscaped garden which now feels like an extension to the living space. Arriving at the property there is parking in addition to the garage and a pleasant outlook over a mature copse. Entering the property, the central entrance hall with cloakroom off leads to a spacious and contemporary open plan kitchen/dining room incorporating a fully integrated kitchen with bi-folding doors. A generous sitting room, also featuring bi-folding doors to the rear complete the ground floor. Upstairs the principal bedroom has fitted wardrobes and an en-suite shower room. There are three further bedrooms and a family bathroom completing the home.

We highly recommend arranging a viewing in order to fully appreciate this superb family home.

Cranleigh is an attractive and vibrant village ideally positioned at the foot of the Surrey Hills, being approximately 20 minutes equidistance 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 Rawlins 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 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 road of the old railway line between Guildford and Shoreham.

~ Accommodation ~

Ground Floor: Entrance Porch ~ Entrance Hall ~ Cloakroom ~ Double Aspect Sitting Room: 22' 11" x 10' 4" (6.98m x 3.15m)
Double Aspect Kitchen/Dining Room: 20' 8" x 19' 4" (6.29m x 5.89m)

First Floor: Bedroom One: 14' 1" x 10' 6" (4.29m x 3.20m) ~ En-Suite Shower Room ~ Bedroom Two: 10' 10" x 10' 2" (3.30m x 3.10m)
Bedroom Three: 11' 9" x 10' 2" (3.58m x 3.10m) ~ Bedroom Four: 10' 6" x 8' 4" (3.20m x 2.54m) ~ Family Bathroom

Outside: Parking ~ Garage: 19' 11" x 9' 6" (6.07m x 2.89m) ~ Landscaped Garden ~ Services: All services connected

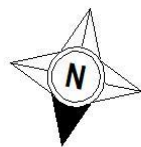
Directions: From our office turn right into the High Street and proceed over two roundabouts. At the third roundabout, bear left into the Elmbridge Road, signposted Godalming. Continue over through the traffic lights over the bridge and take the second left into Alfold Road. Continue over the narrow bridge and Marjoram Avenue is the second turning on the left.

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.

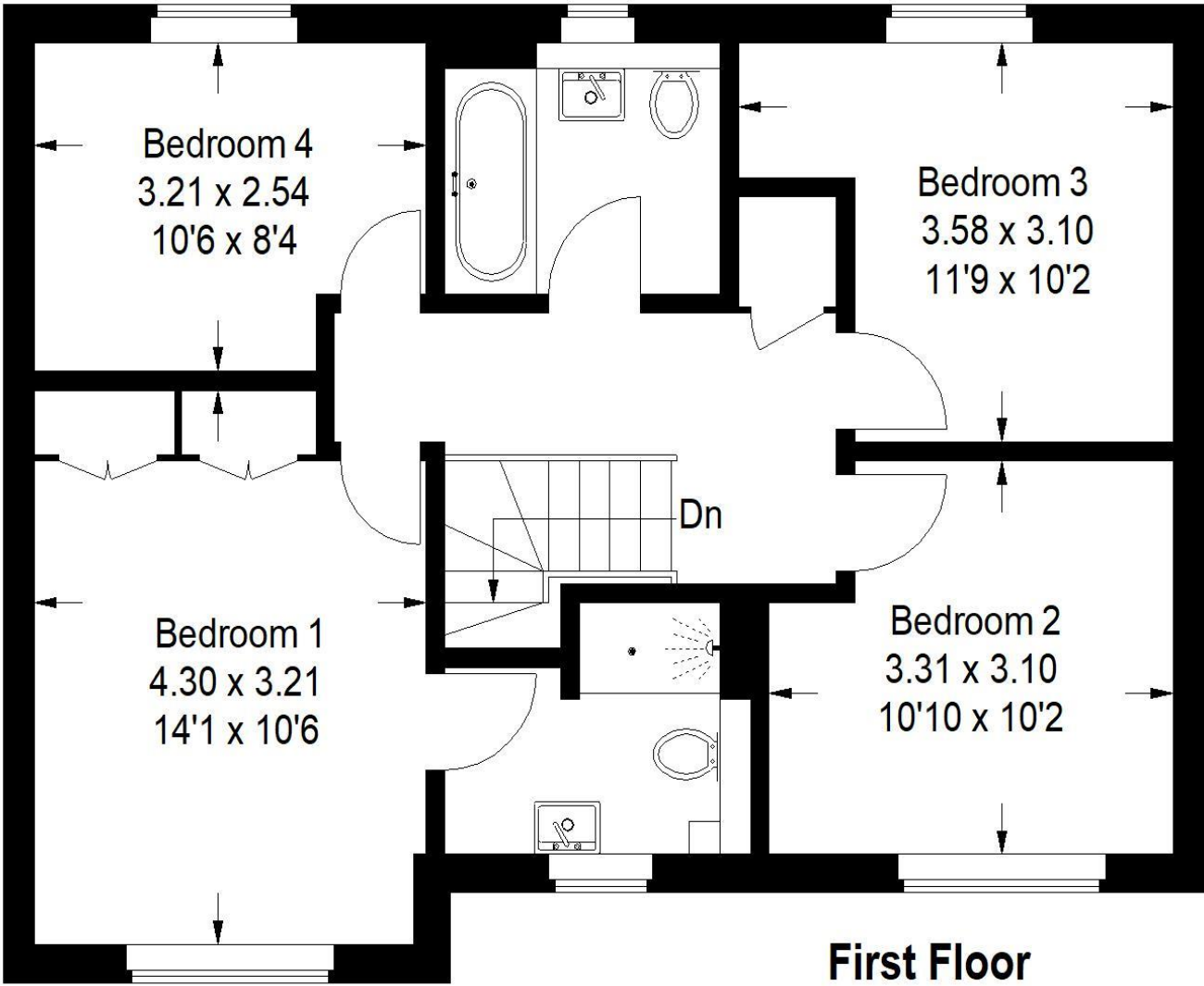
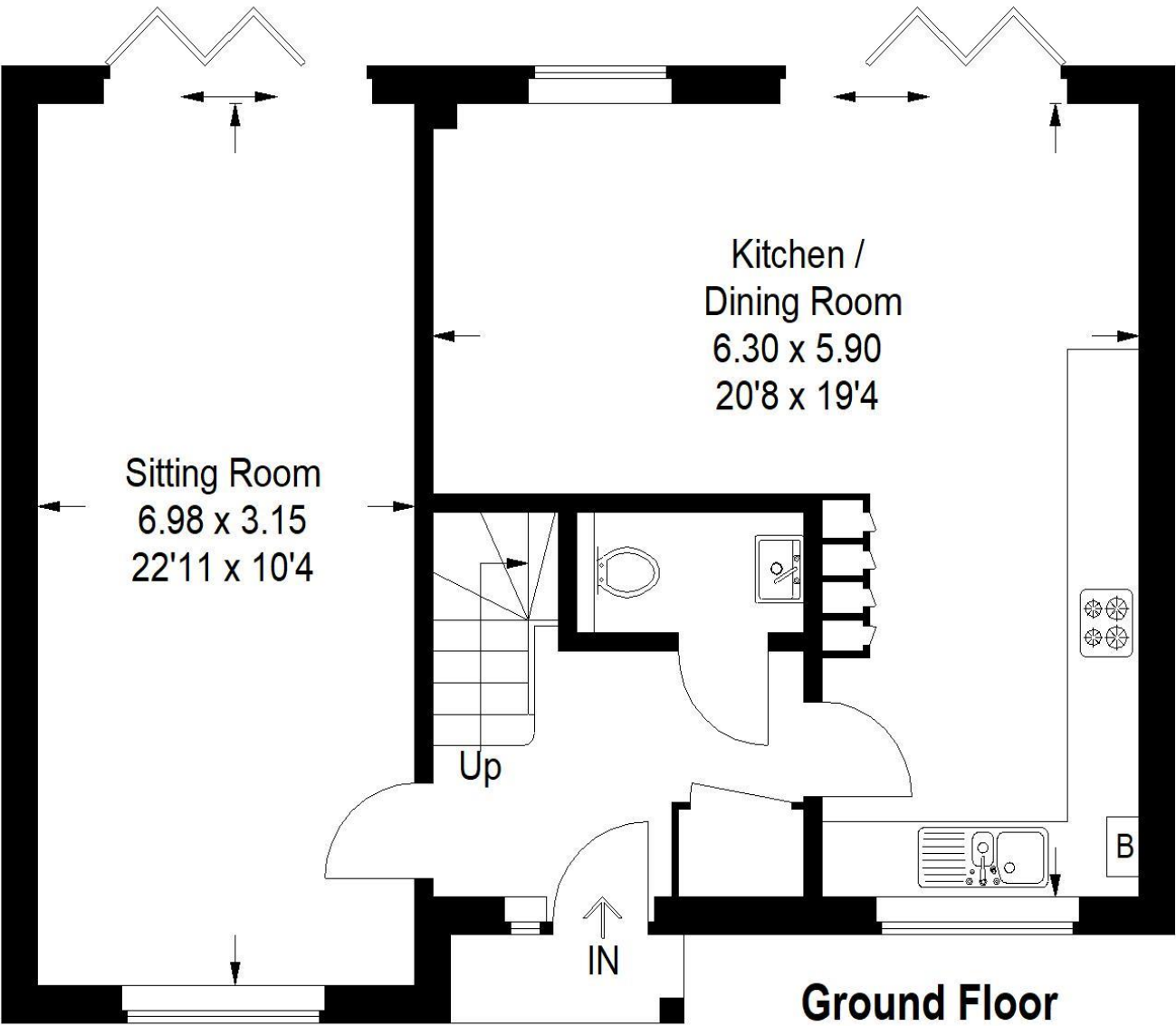
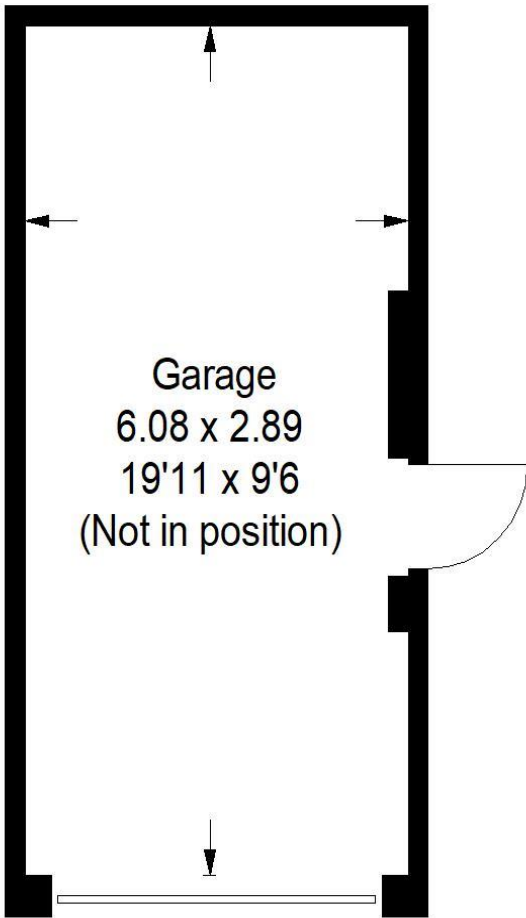
Local Authority: Waverley Borough Council. **Tax Band:** F

Marjoram Avenue, Cranleigh

Approximate Gross Internal Area
Ground Floor = 61.3 sq m / 660 sq ft
First Floor = 60.8 sq m / 654 sq ft
Garage = 17.7 sq m / 190 sq ft
Total = 139.8 sq m / 1504 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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www.rogercoupe.com
3 Bank Buildings, High Street, Cranleigh, Surrey GU6 8BB
T: 01483 268555 e: housesales@rogercoupe.com