



**7 Meadow Lane,
Cranleigh, GU6 8FX
Asking Price: £580,000 Freehold**

ROGER COUPE
your local property experts



*** Detached three bedroom home * Quiet cul de sac * Good size corner plot ***
*** Bedroom one with ensuite shower room * Single garage ***
*** Vacant possession * EPC Rating: B ***

A detached three bedroom home built by Crest Nicholson in 2018 as part of the popular Longhurst Park development situated within a mile of the centre of the village. Situated at the end of a quiet cul de sac on a wide garden plot, the property offers accommodation arranged over two floors with a welcoming reception hall and cloakroom, understairs cupboard, triple aspect sitting room with double doors to the garden and a fitted kitchen/dining room with double doors to the garden. On the first floor, there is a main bedroom with ensuite shower room and fitted wardrobe cupboards, two further bedrooms and a family bathroom. Outside, there is plenty of parking leading to a single garage and side access to the rear garden which is of a good size with paved patio stepping onto lawns. Close board fencing forms the boundaries and the property is offered for sale with no onward chain.

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:** ~ **Sitting Room:** 17' 10" x 10' 2" (5.44m x 3.09m) ~ **Kitchen/Dining Room:** 17' 10" x 9' 8" (5.44m x 2.95m) ~ **Cloakroom:** ~

First Floor: ~ **Bedroom One:** 12' 10" x 10' 3" (3.91m x 3.12m) ~ **Ensuite:** ~ **Bedroom Two:** 9' 10" x 9' 5" (3.00m x 2.87m)
~ **Bedroom Three:** 8' 1" x 6' 7" (2.47m x 2.01m) ~ **Family Bathroom**

Outside: ~ **Garage:** 19' 8" x 10' 5" (5.99m x 3.18m)

Services: All mains services are connected.

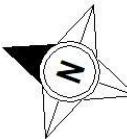
Directions:

From our office turn left into the High Street, continuing to the second mini-roundabout carrying straight on into the Horsham Road. After approximately 3/4 of a mile turn right into Longhurst Avenue and continue along the road and take the second right into Meadow Lane and the property can be found at the end of the cul de sac.

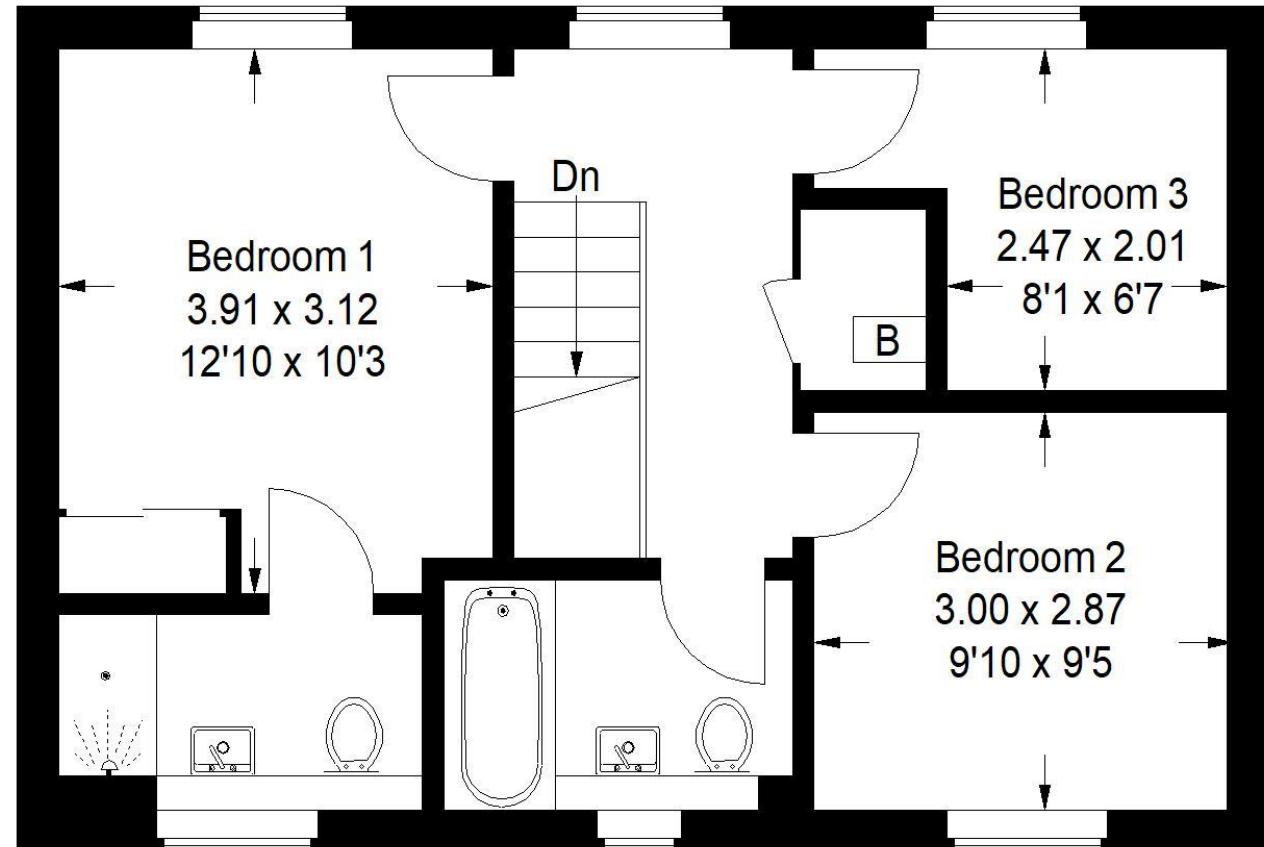
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or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

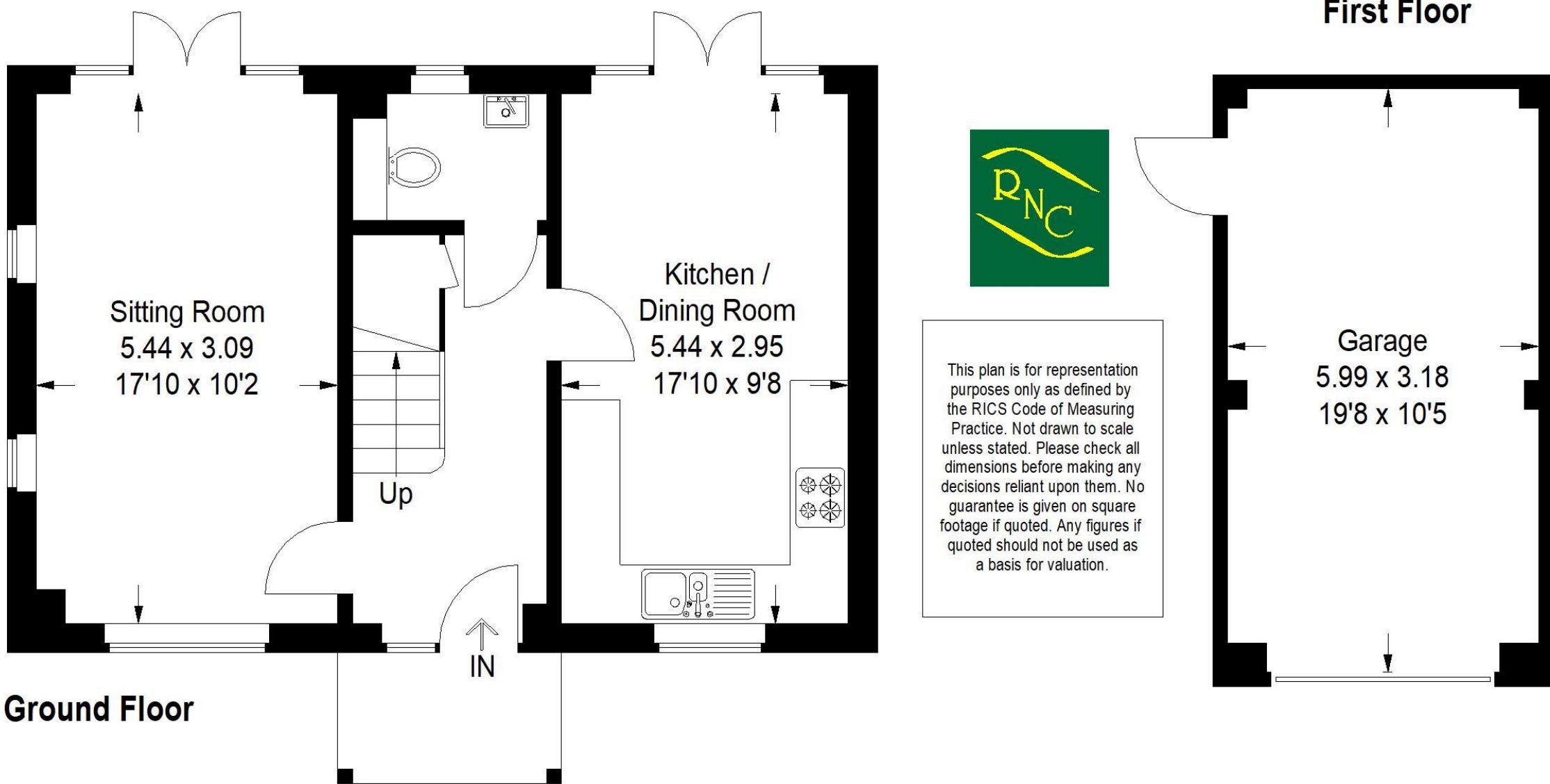
Meadow Lane



Approximate Gross Internal Area
Ground Floor = 46.8 sq m / 504 sq ft
First Floor = 45.5 sq m / 490 sq ft
Garage = 19.2 sq m / 207 sq ft
Total = 111.5 sq m / 1201 sq ft



First Floor







ROGER
COUPE





ROGER COUPE
your local property experts

ESTATE AGENT
Est. 1991

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