



Fairacre
Grove Road, Cranleigh, GU6 7LH
Asking Price: £699,950 Freehold

ROGER COUPE
your local property experts



*** Individual dormer style bungalow * Wide corner plot in prime residential road ***

*** Adaptable accommodation * Three double bedrooms * Two bathrooms * Potential to extend stpp ***

*** Pretty west facing gardens * Two separate garages * EPC Rating: D ***

An extended dormer bungalow situated on a wide corner plot in this popular residential road offering bright and airy accommodation. Fairacre offers a flexible arrangement of rooms with a double aspect sitting room, fitted kitchen, dining room/family room with doors to the garden, main bedroom with fitted cupboards and ensuite shower room and study off, second bedroom with fitted cupboards and wash hand basin, family bathroom and bedroom three with plenty of eaves storage cupboards. Outside, the property benefits from two separate garages and driveway parking for several cars. The beautiful westerly facing gardens have a paved patio, lawns, flower and shrub borders. The property is presented in good order and benefits from gas fired heating and double glazed windows and we highly recommend a 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, 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, 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 Room:** 18' 9" x 11' 11" (5.72m x 3.62m) ~ **Dining/Family Room:** 19' 11" x 11' 11" (6.06m x 3.63m)

Kitchen: 19' 10" x 6' 3" (6.05m x 1.90m) ~ **Bedroom One:** 11' 11" x 11' 11" (3.64m x 3.62m) ~ **Bedroom Two:** 11' 11" x 10' 0" (3.62m x 3.04m) ~ **Bathroom**
Study: 11' 11" x 9' 11" (3.64m x 3.03m) ~ **Shower Room**

First Floor: ~ **Bedroom Three:** 17' 11" x 14' 1" (5.46m x 4.29m)

Outside: ~ **Garage:** 17' 5" x 9' 6" (5.32m x 2.89m) ~ **Garage:** 17' 5" x 11' 7" (5.32m x 3.52m) ~ **Potting Shed:** 10' 9" x 8' 10" (3.28m x 2.68m)

Services: All mains services connected.

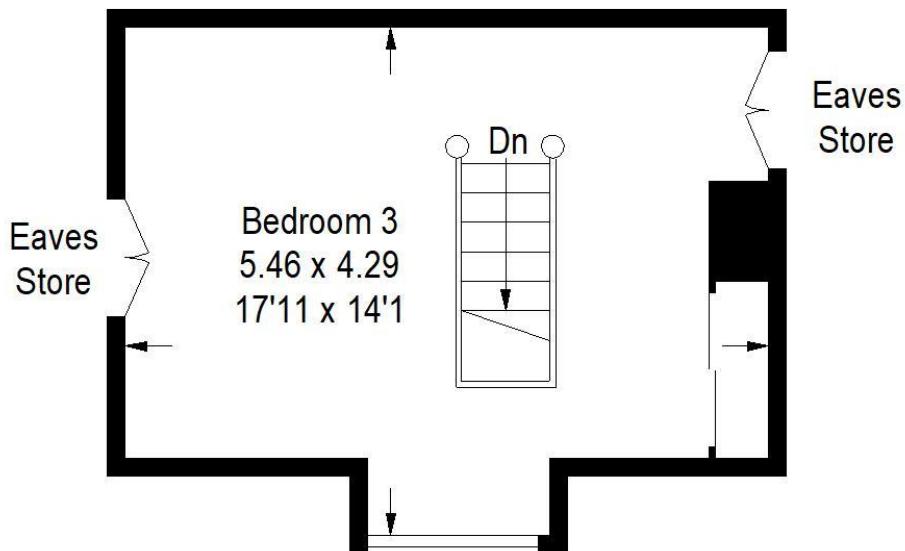
Directions:

From our office turn left into the High Street and proceed to the second mini roundabout. Bear right into the Horsham Road and take the last turning on the left before leaving the village into Grove Road, follow the road round and Fairacre will be found on the left hand side just after the turning into Cromwell Place.

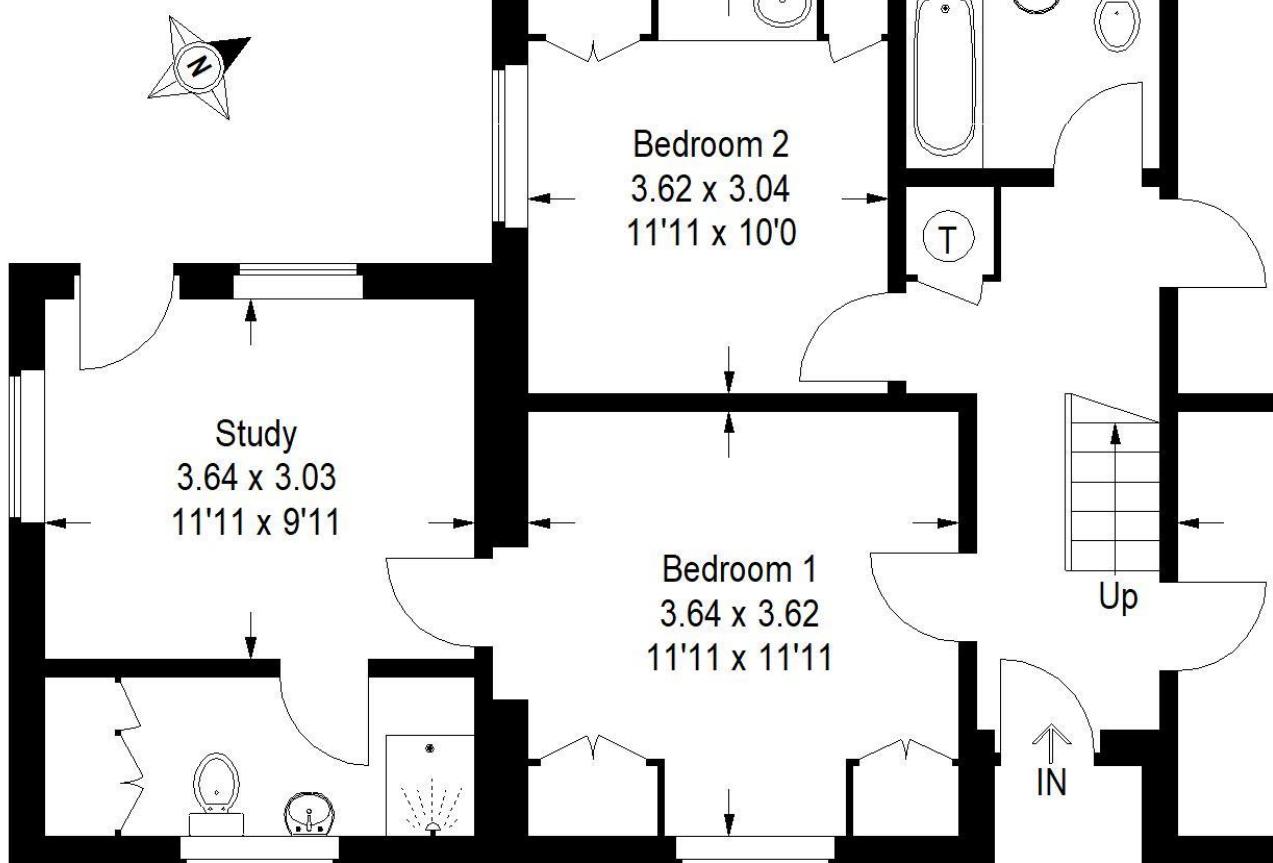
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or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

Grove Road, Cranleigh



First Floor

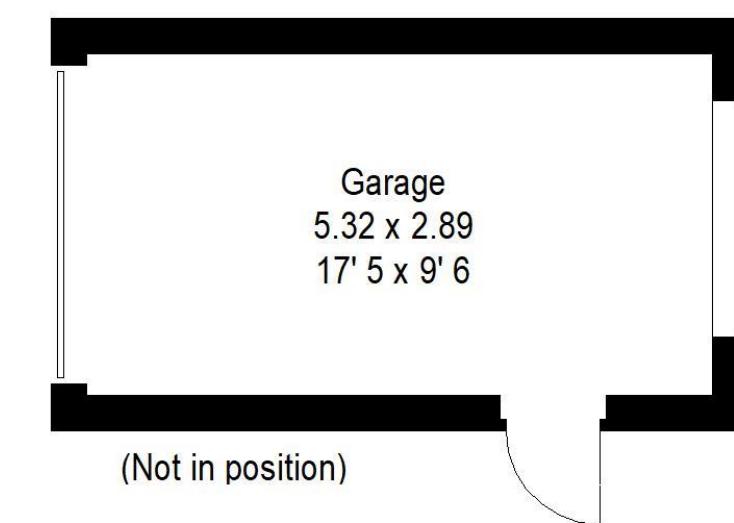


Ground Floor

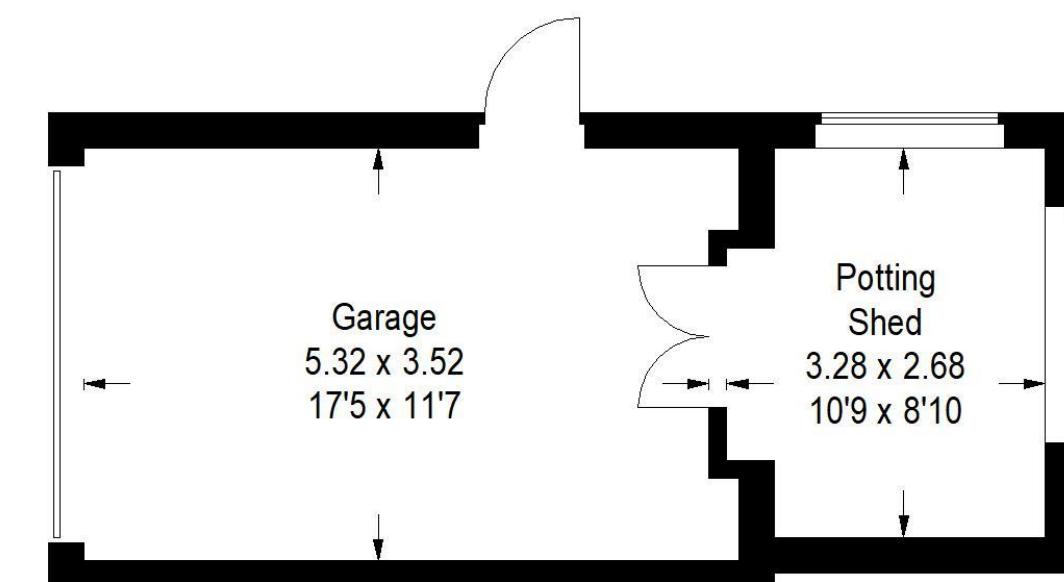
Approximate Gross Internal Area
 Ground Floor = 114.1 sq m / 1228 sq ft
 First Floor = 20.9 sq m / 225 sq ft
 Outbuilding = 28.2 sq m / 303 sq ft
 Garage = 15.3 sq m / 165 sq ft
 Total = 178.8 sq m / 1921 sq ft



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.



(Not in position)



Outbuilding (Not in position)



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