



**2 Lorimer Avenue,
Cranleigh, GU6 8WQ
Asking Price: £615,000 Freehold**

ROGER COUPE
your local property experts



*** Beautifully presented semi detached home * Built by Berkeley Homes in 2021 ***

*** Impressive open plan kitchen/dining family room ***

*** Three bedrooms including large master bedroom suite with dressing room and ensuite * Family bathroom ***

*** Garage and Garden * Gas fired heating and solar panels * No onward chain * EPC Rating: B ***

A particularly well presented three bedroom semi-detached home built by Berkeley Homes in 2021. The property is situated on the prestigious Leighwood Fields development and enjoys easy pedestrian access to the village centre via either the Downs Link footpath or via the newly opened country park. The accommodation is arranged over two floors and has a welcoming reception hall with cloakroom and under stairs cupboard. There is a bright and sunny double aspect sitting room enjoying westerly aspects, impressive kitchen/dining/family room with part vaulted ceiling and a comprehensive range of kitchen units under extensive work surfaces and quality Bosch appliances including induction hob. Stairs rise to the first floor where there is an impressive principal bedroom suite with walk-in wardrobe cupboard and ensuite shower room, two further bedrooms and a well appointed family bathroom. Outside, there is a rear garden with paved patio stepping onto shaped lawns with flower and borders around, a gate in the rear boundary leads to the single garage and driveway parking for several cars. The garden is enclosed by lovely brick walling and fencing. Further features include gas fired heating, solar panels and is covered by the 10 year NHBC guarantee. The property is offered for sale with no onward chain and we would highly recommend a viewing 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, 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:** 16' 9" x 9' 3" (5.10m x 2.83m) ~ **Cloakroom**
Kitchen/Dining/Family Room: 17' 10" x 16' 9" (5.44m x 5.10m)

First Floor: ~ **Bedroom One:** 12' 9" x 10' 6" (3.88m x 3.20m) ~ **En-suite:** ~ **Bedroom Two:** 12' 8" x 9' 5" (3.86m x 2.88m)
Bedroom Three: 11' 11" x 7' 0" (3.62m x 2.14m) ~ **Bathroom**

Outside: ~ **Garage:** 20' 0" x 9' 10" (6.09m x 2.99m)

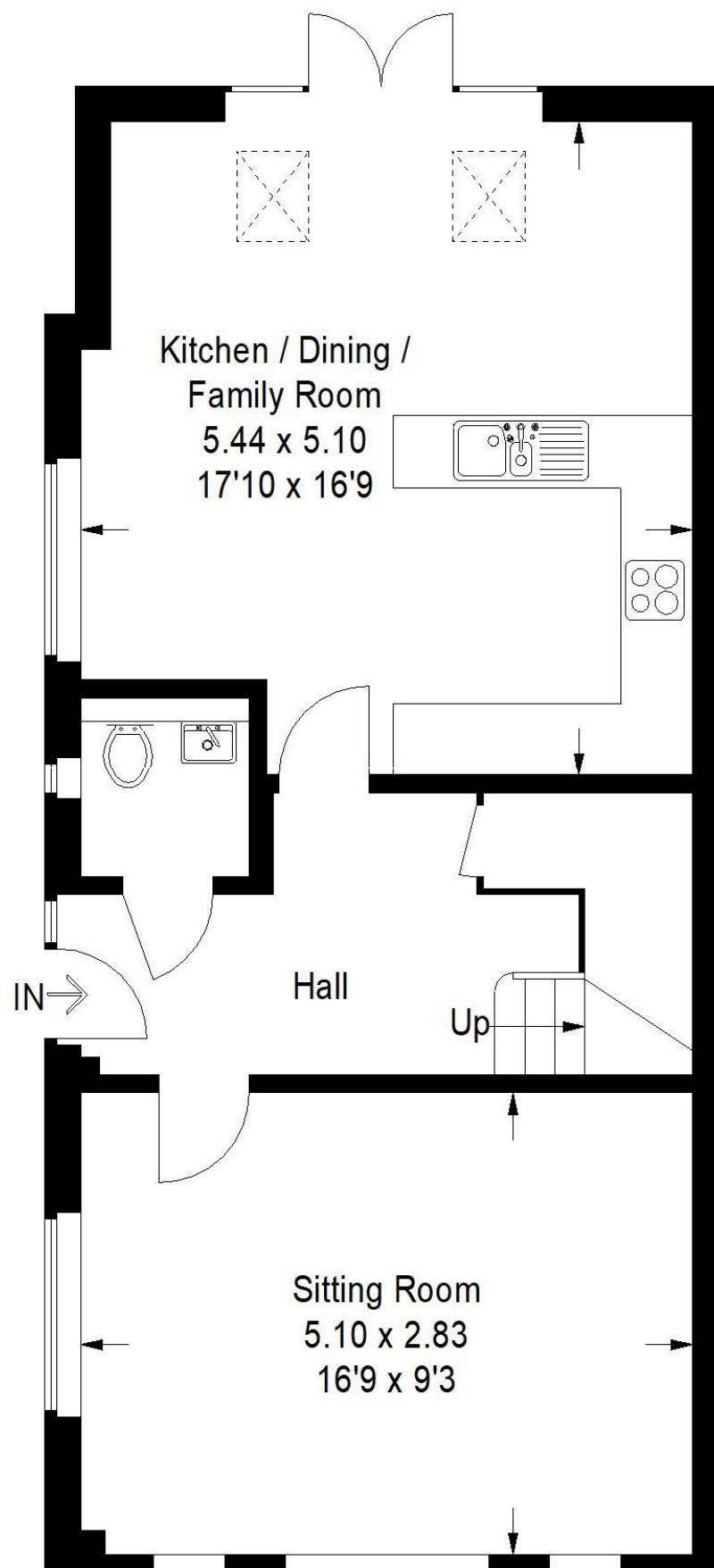
Directions:

From our office turn right into the High Street and continue to the third mini-roundabout turning left into the Elmbridge Road and continue over the Elm bridge taking the second turning left into the Alfold Road. After proceeding for a short distance turn left into Lorimer Avenue and the property can be found immediately on the right hand side.

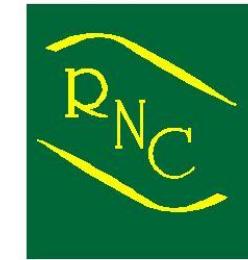
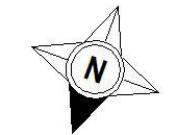
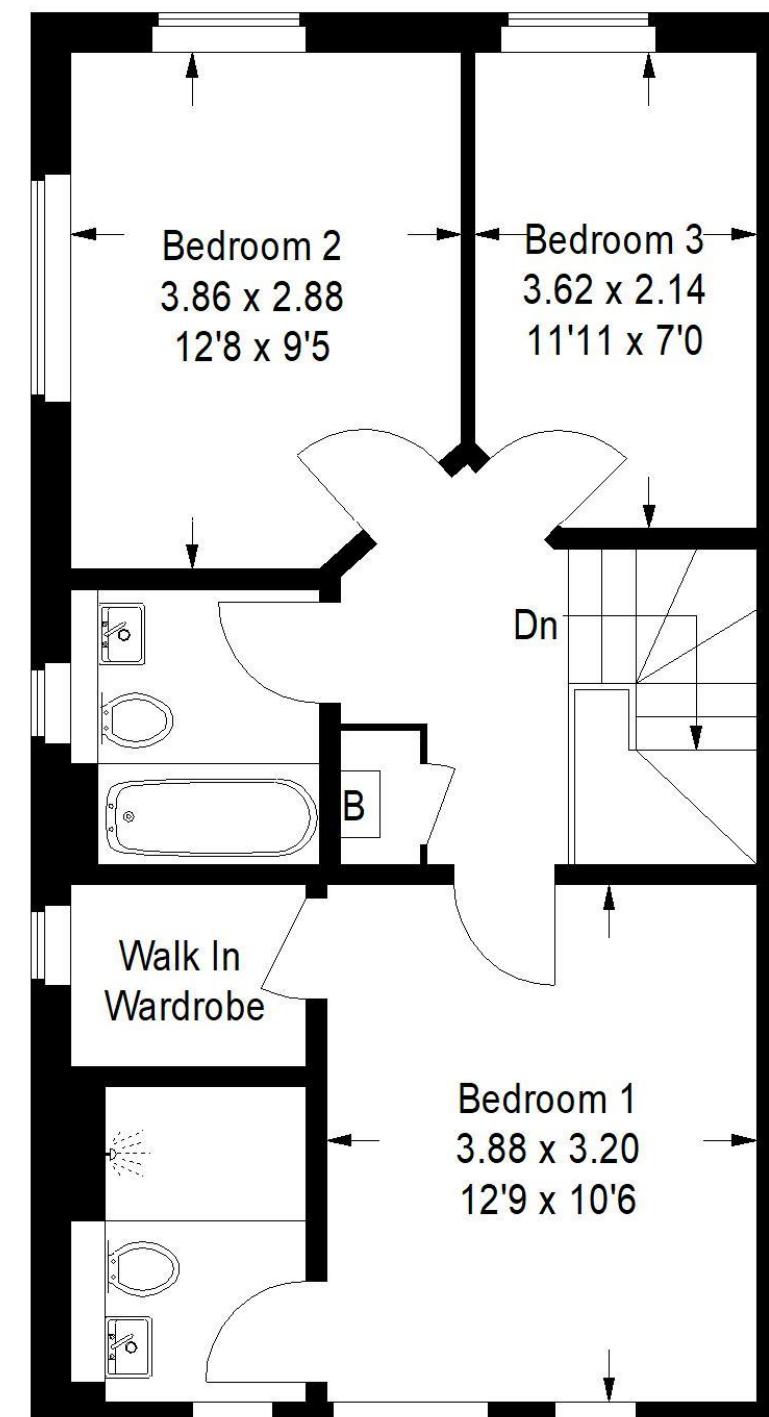
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or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

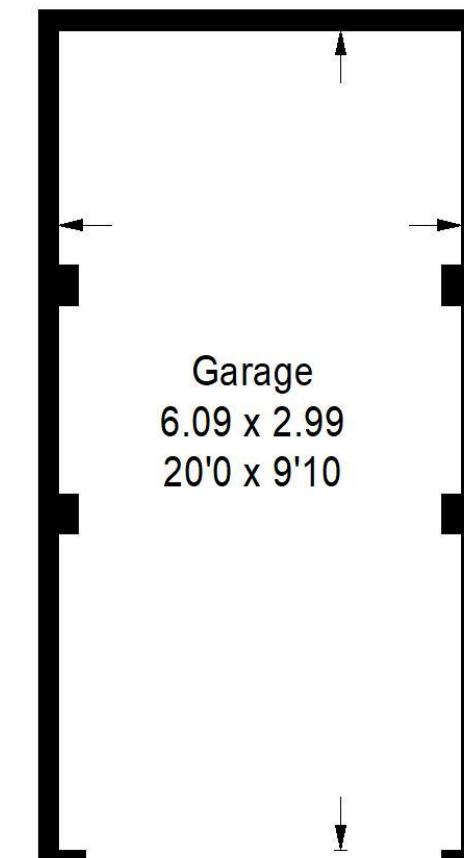
Lorimer Avenue, Cranleigh



Approximate Gross Internal Area
Ground Floor = 61.4 sq m / 661 sq ft
First Floor = 51.3 sq m / 552 sq ft
Garage = 18.3 sq m / 197 sq ft
Total = 131 sq m / 1410 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.



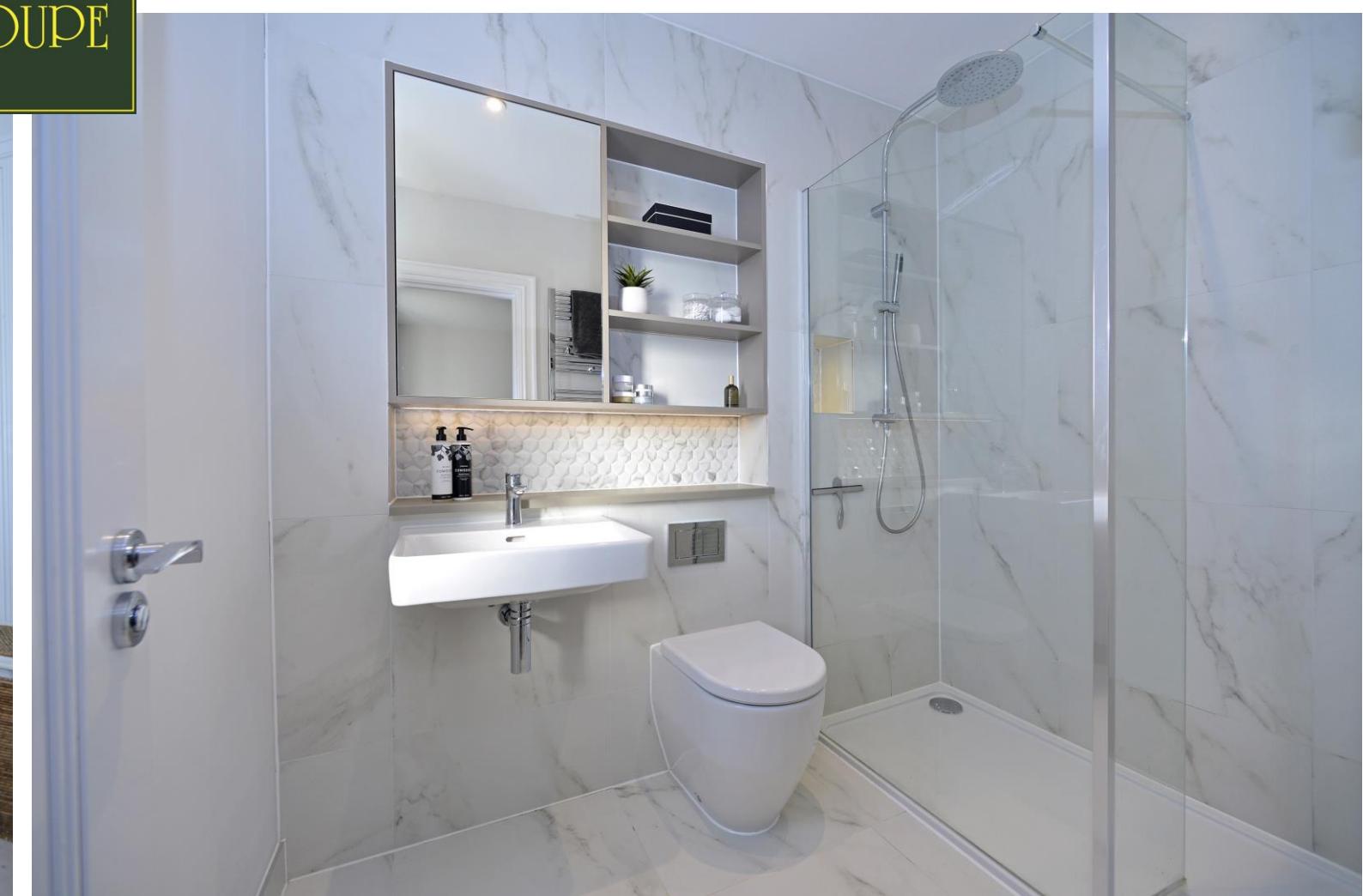


ROGER
COUPE





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