



9 Napper Place, Cranleigh, GU6 8DG
Asking Price: Offers Over £600,000 Freehold

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Est. 1991

*** Well presented detached home * Cul-de-sac position * Vendor suited * Three double bedrooms *
* Bathroom and shower room * Extended kitchen/dining room * Mature garden * Garage and parking *
* EPC Rating: C ***

A beautifully presented detached home tucked away in a small cul-de-sac within the popular 'Hitherwood' area of Cranleigh.

The property benefits from having been extended over the years to provide a spacious and bright open plan kitchen/dining room featuring air conditioning and over looking the garden. Continuing on the dual aspect sitting room is over 21 ft long and a ground floor shower/cloak room completes the accommodation. Moving to the first floor, there are three bedrooms, all double in size, with built in/fitted wardrobes, and a well appointed bathroom completes the accommodation.

Outside the property enjoys plenty of parking to the front in addition to the garage, the mature and private rear garden benefits from a Westerly orientation for afternoon and evening sunshine.

We highly recommend arranging a viewing to fully appreciate this lovely home.

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 ~ Shower Room ~ Sitting Room: 21' 5" x 11' 2" (6.54m x 3.41m) ~ Kitchen/Dining Room: 19' 3" x 15' 0" (5.88m x 4.58m)

First Floor: Bedroom 1: 12' 0" x 11' 11" (3.65m x 3.62m) ~ Bedroom 2: 11' 10" x 9' 4" (3.61m x 2.84m) ~ Bedroom 3: 11' 9" x 8' 8" (3.57m x 2.65m) ~ Bathroom

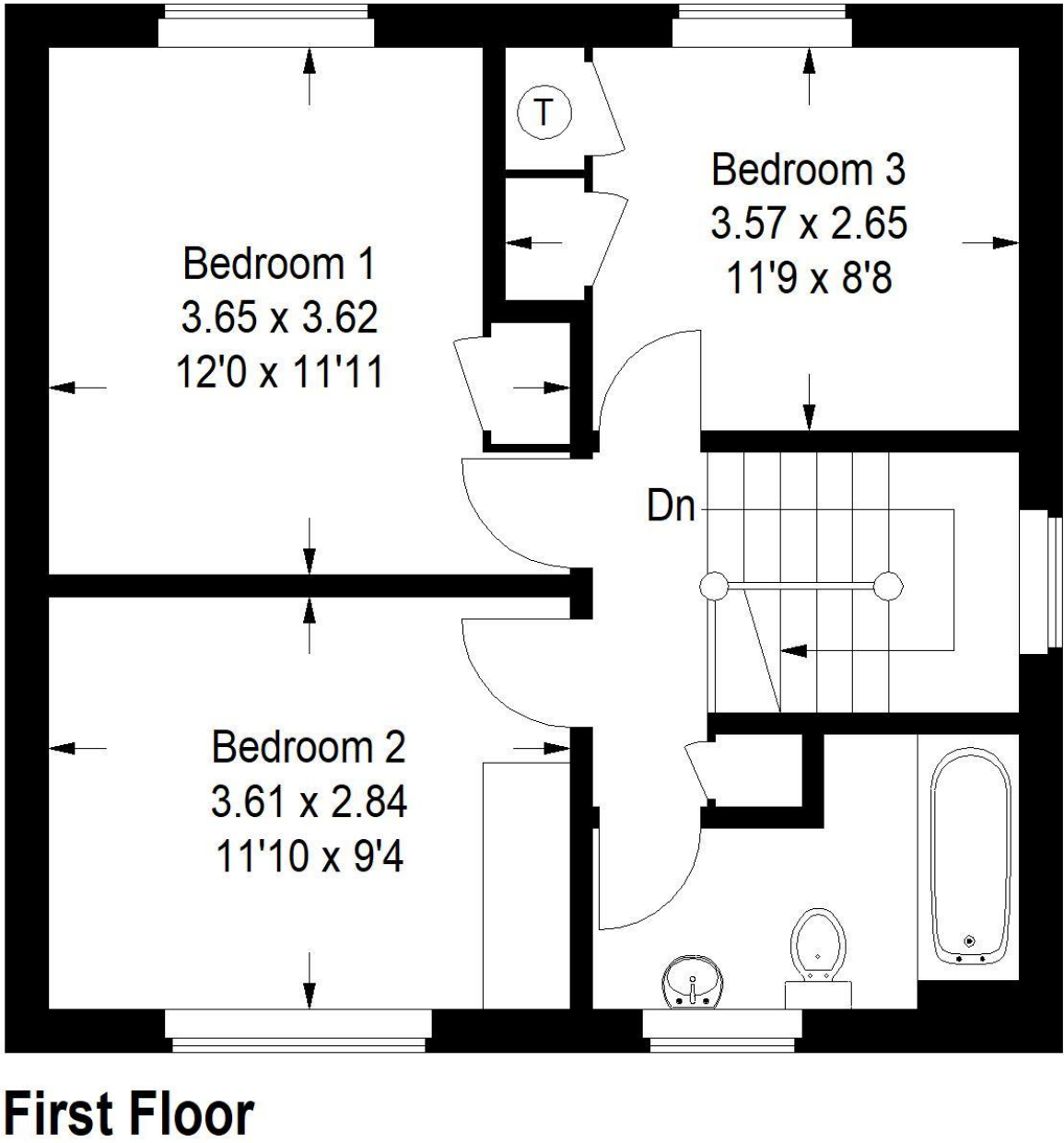
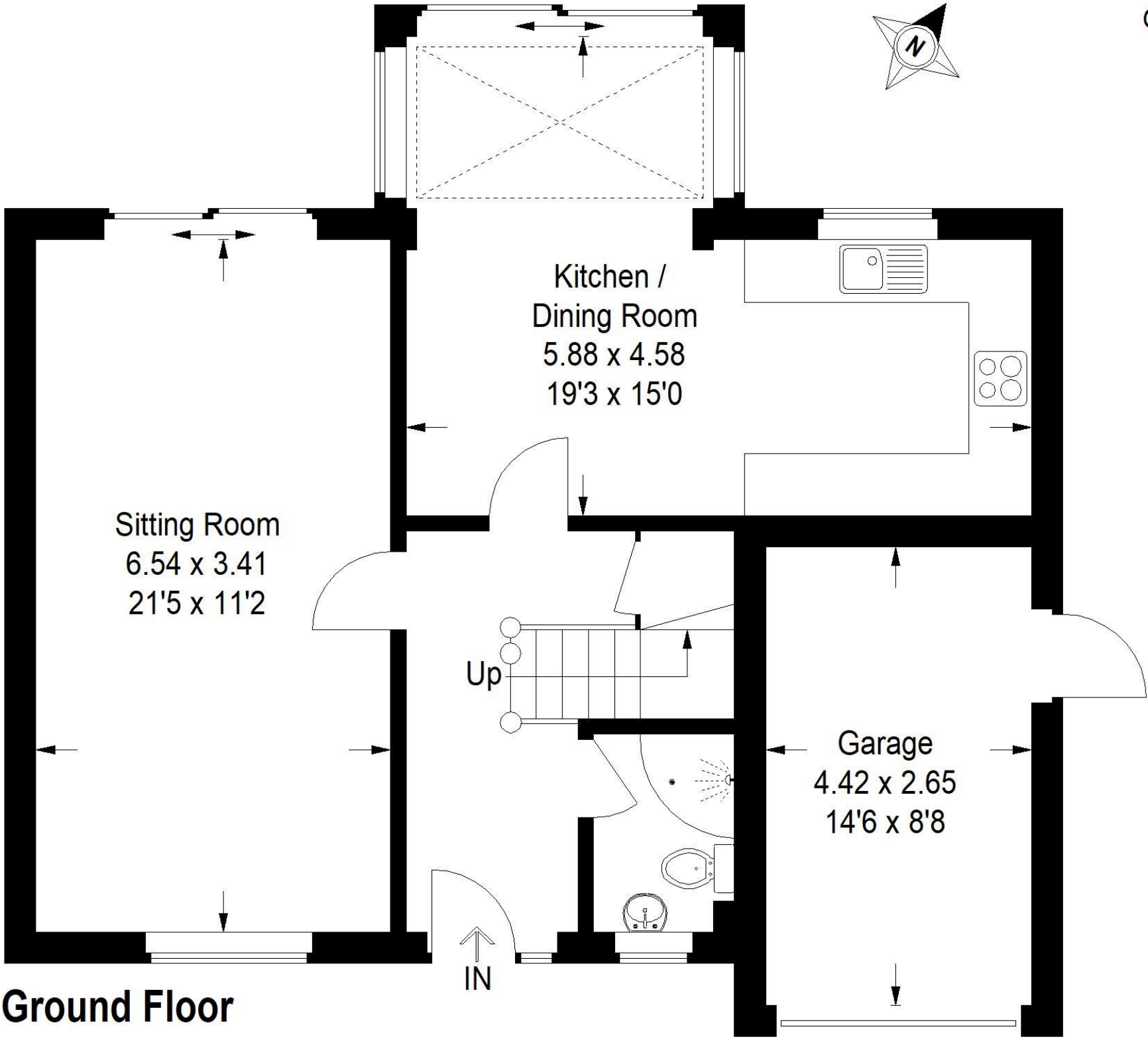
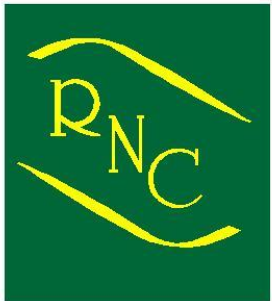
Outside: Driveway parking ~ Garage: 14' 6" x 8' 8" (4.42m x 2.65m) ~ Services: Mains water, electric and gas

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

Napper Place, Cranleigh

Approximate Gross Internal Area
Ground Floor = 59.1 sq m / 636 sq ft
First Floor = 44.6 sq m / 480 sq ft
Garage = 11.4 sq m / 123 sq ft
Total = 115.1 sq m / 1239 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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