



**26 Waverleigh Road,  
Cranleigh, GU6 8BZ  
Guide Price £630,000 Freehold**

**ROGER COUPE**  
your local property experts **30**  
1991-2021 **YEARS**

\* 5 Bedroom family home \* Modern refitted kitchen/dining room \* Large conservatory with underfloor heating \*

\* Principal bedroom with en-suite shower room \* Modern refitted family bathroom \* Garage \* Gas fired heating \*

\* Close to village amenities \* EPC Rating: D \*

#### Description:

A particularly well presented five bedroom detached house, situated in the heart of this popular residential area, close to the village amenities. The property over the years has been extended to provide a superb arrangement of family accommodation, with sitting room network cabling for smart TV, impressive fitted kitchen/dining room with integrated appliances which is then open plan to a large conservatory/family room with underfloor heating and air conditioning. Completing the ground floor there is a substantial utility room and ground floor cloakroom. On the first floor there is a principal bedroom en-suite shower room, four further bedrooms and a family bathroom. All is presented in particularly good order and benefits from replacement double glazing and gas fired heating. We highly recommend an early visit to fully appreciate the accommodation on offer.

#### Situation:

Cranleigh is a large, attractive and vibrant village on the edge of the beautiful Surrey Hills, midway between Guildford and Horsham. It has a fantastic mix of shops, pubs, restaurants and cafes, from independent retailers to well known brands including Marks and Spencers Food Hall and Sainsburys, as well as a weekly market. The village boasts a huge array of clubs and societies to suit many tastes as well as a leisure centre, arts centre, library, childrens playgrounds, a choice of golf courses and a number of churches. Cranleigh is popular with families, with an excellent range of nurseries and well regarded private and state schools. The nearby towns of Guildford, Godalming and Horsham offer mainline train services to London.

Front door to:

#### Entrance Hall:

Wood block flooring.

#### Sitting Room: 15' 8" x 13' 10" (4.77m x 4.22m)

With network cabling for smart TV.

#### Kitchen/Dining Room: 18' 8" x 9' 5" (5.69m x 2.87m)

A most impressive room fitted with modern range of units comprising; one and a half bowl sink with swan neck mixer tap set into extensive work surfaces with cupboards and drawers under. Four ring gas hob with electric double oven under and stainless steel extractor hood over, range of wall mounted cupboards incorporating a microwave. Integrated appliances include under-counter fridge, freezer and dishwasher, full height unit incorporating second fan assisted oven, understairs cupboard, laminate flooring. Wide open arch leading to:

#### Conservatory/Family Room: 18' 1" x 9' 10" (5.50m x 2.99m)

Wood style luxury laminate flooring, underfloor heating, air conditioning unit, two pairs of double doors leading to the patio and garden.

#### Utility Room: 11' 10" x 9' 9" (3.60m x 2.98m)

Fitted with range of units comprising; one and a half bowl stainless steel sink with mixer tap with cupboards under. Range of cupboards, space and plumbing for washing machine and tumble dryer, space for upright freezer, laminate flooring, side door to side access, personal door to garage.

#### Cloakroom:

Suite comprising; close coupled WC, corner wash hand basin.

#### Stairs from entrance hall to First Floor Landing:

Access to roof space, linen cupboard with hot water cylinder.

#### Bedroom One: 10' 6" x 10' 5" (3.20m x 3.17m)

Front aspect.

#### En-Suite Shower Room:

White suite comprising; close coupled WC, pedestal wash hand basin, tiled and glazed shower enclosure with thermostatic power shower, ladder style radiator, fully tiled walls.

#### Bedroom Two: 12' 0" x 11' 2" (3.66m x 3.40m)

Front aspect, built-in wardrobe cupboard.

#### Bedroom Three: 10' 6" x 9' 1" (3.21m x 2.77m)

Rear aspect, built-in wardrobe cupboard.

#### Bedroom Four: 9' 2" x 7' 6" (2.80m x 2.28m)

Front aspect.

#### Bedroom Five: 9' 8" x 6' 4" (2.95m x 1.92m)

Rear aspect, fitted with wardrobe cupboards with sliding doors.

#### Family Bathroom:

Fitted with white suite comprising; panelled bath with separate thermostatic power shower over, pedestal wash hand basin, close coupled WC, fully tiled walls, heated towel rail.

#### Outside:

The property is approached via a brick pavior driveway providing off road parking for several cars leading to garage. Side access to rear garden with full width paved patio retained by low brick walling leading onto lawns with flower and shrub borders around.

#### Garage:

Electric roll-up door, power and light points, wall mounted gas fired boiler for heating and hot water.

#### Services:

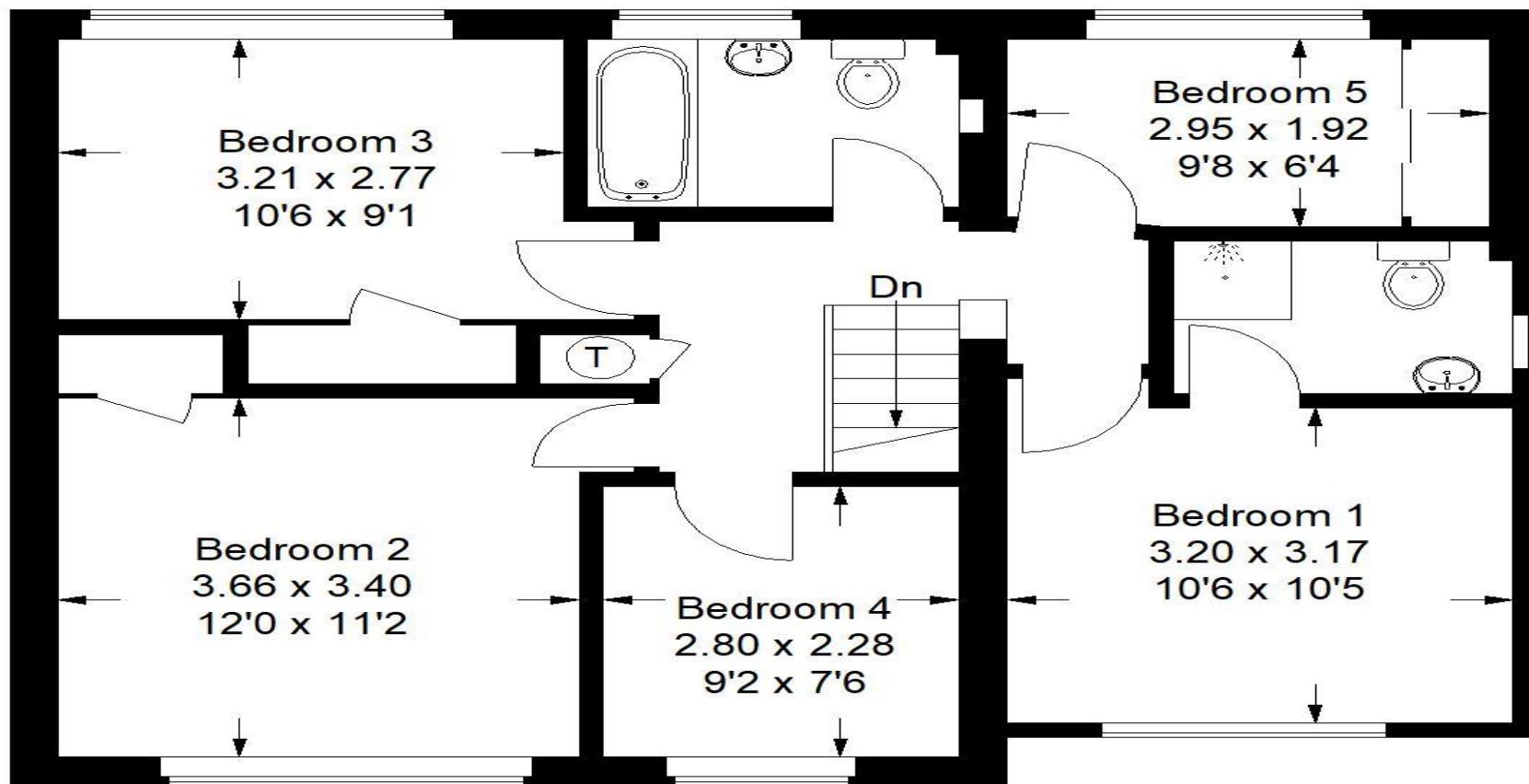
Mains water, gas and electricity.

#### Directions:

From our office turn left into the High Street and proceed to the second mini roundabout. Continue straight over into the Horsham Road and take the third turning right into Ashtrees. At the junction turn left and take the first right into Waverleigh Road. Number 26 will be found 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



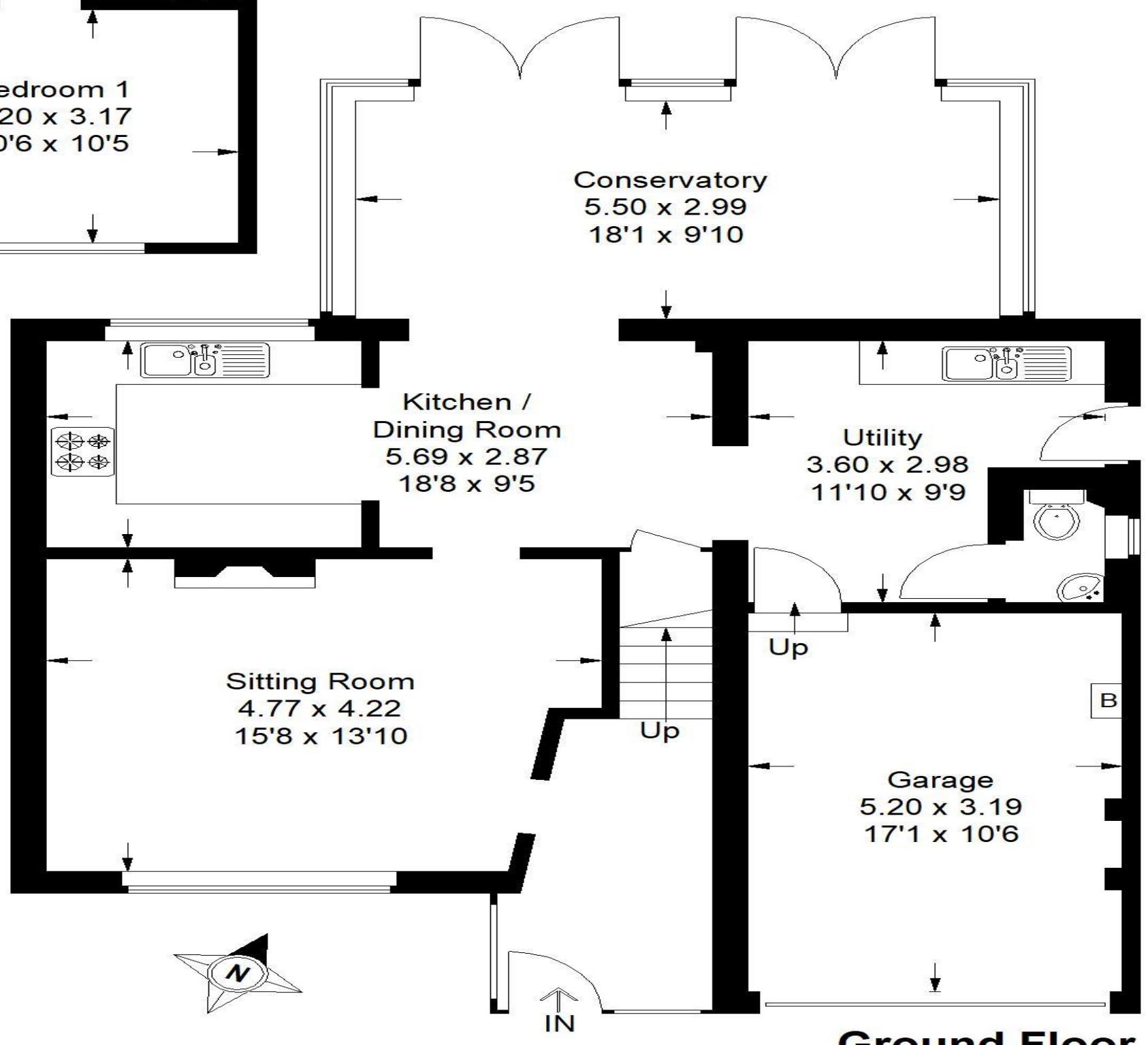
**First Floor**



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.

## Waverleigh Road, Cranleigh

Approximate Gross Internal Area  
Ground Floor (Including Garage)  
94.9 sq m / 1021 sq ft  
First Floor = 65.6 sq m / 706 sq ft  
Total = 160.5 sq m / 1727 sq ft



**Ground Floor**



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