



Longfield
Bookhurst Road, Cranleigh, GU6 7DN
£1,395,000 Freehold

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1991-2021
30
YEARS

- * Classic 5 bedroom family home * Delightful open views to the rear * Backs onto agricultural grounds *
- * Superb open plan kitchen/breakfast/family room * Principal bedroom with modern ensuite bathroom *
- * Two further bathrooms * Oak framed windows * Large driveway with electric gates * EPC Rating: D *

A beautifully presented classic five bedroom detached family home situated on the semi rural edge of the village backing onto farmland with far reaching views to the Surrey Hills. We understand that the property was originally built by notable local builders Warrens with pleasing Swallow tile elevations and oak framed windows all set behind electrical gates. The accommodation is arranged over two floors with a welcoming reception hall leading to a double aspect sitting room with patio doors to the garden and enjoys the views to the rear. Across the hall there is a good size dining room with door to the stunning kitchen/breakfast/family room which is a lovely feature of the property being of good size and is fitted with a comprehensive range of units all under stone worksurfaces and a large island unit. Stairs rise to the first floor where there are five double bedrooms with the principal bedroom having a beautifully appointed en-suite bathroom and completing the first floor there two further bathrooms. Outside, the property is approached via electrically operated gates leading to a large gravelled driveway with electric charging point. There is a substantial garden store/workshop to the side and gate to the rear garden which is a lovely feature of the property with large expanses of neatly maintained lawns with flower and shrub borders around, paved sun patio with pergola enjoying the views over the agricultural ground to the hills beyond.

We highly recommend a viewing to fully appreciate the quality of this super family home and its beautiful outlook.

Cranleigh is an attractive and vibrant village ideally positioned at the foot of the Surrey Hills, being approximately 20 minutes equidistance 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 Rawlins 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 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 road of the old railway line between Guildford and Shoreham.

~ Accommodation ~

Ground Floor:- Entrance Porch ~ Entrance Hall ~ Cloak/Shower Room ~ Double Aspect Sitting Room: 16' 10" x 13' 0" (5.13m x 3.96m)
Study: 13' 5" x 11' 1" (4.09m x 3.38m) ~ Double Aspect Kitchen/Dining/Family Room: 31' 8" x 29' 6" (9.64m x 8.98m) ~ Utility Room
First Floor:- Double Aspect Bedroom One: 17' 3" x 13' 2" (5.25m x 4.01m) ~ En-Suite Bathroom ~ Bedroom Two: 15' 9" x 13' 0" (4.80m x 3.96m)
Double Aspect Bedroom Three: 17' 0" x 11' 1" (5.18m x 3.38m) ~ Bedroom Four: 12' 0" x 11' 3" (3.65m x 3.43m)
Bedroom Five: 10' 4" x 10' 0" (3.15m x 3.05m) ~ Bath/Shower Room ~ Bathroom
Outside:- Driveway Parking ~ Gardens ~ Garden/Machine Store: 19' 7" x 9' 7" (5.96m x 2.92m)
Services:- All main services connected

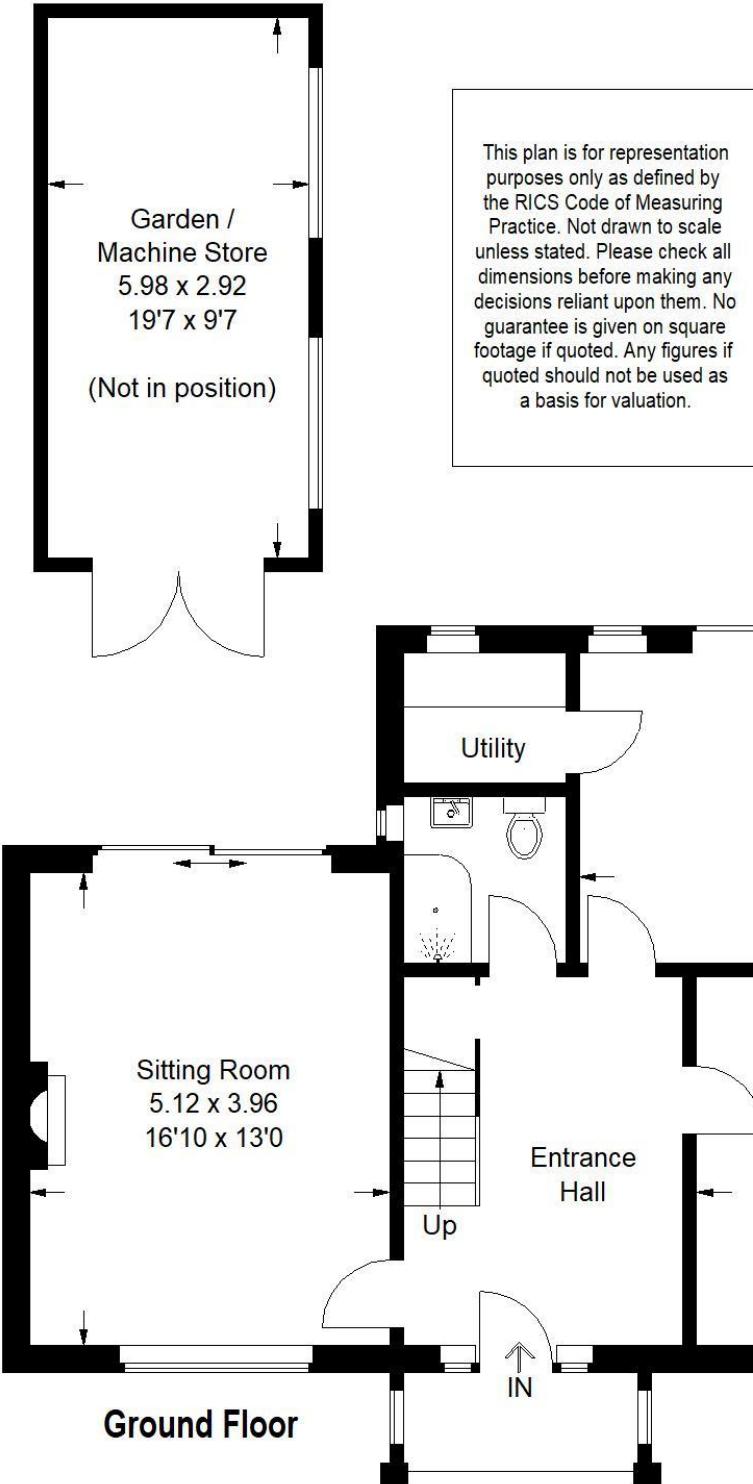
Directions:

From our office turn left into the High Street and proceed to the second mini roundabout, bearing left into the Ewhurst Road. Continue for approximately one mile and Longfield will be found on the left hand side, after the turning to Barhatch Lane.

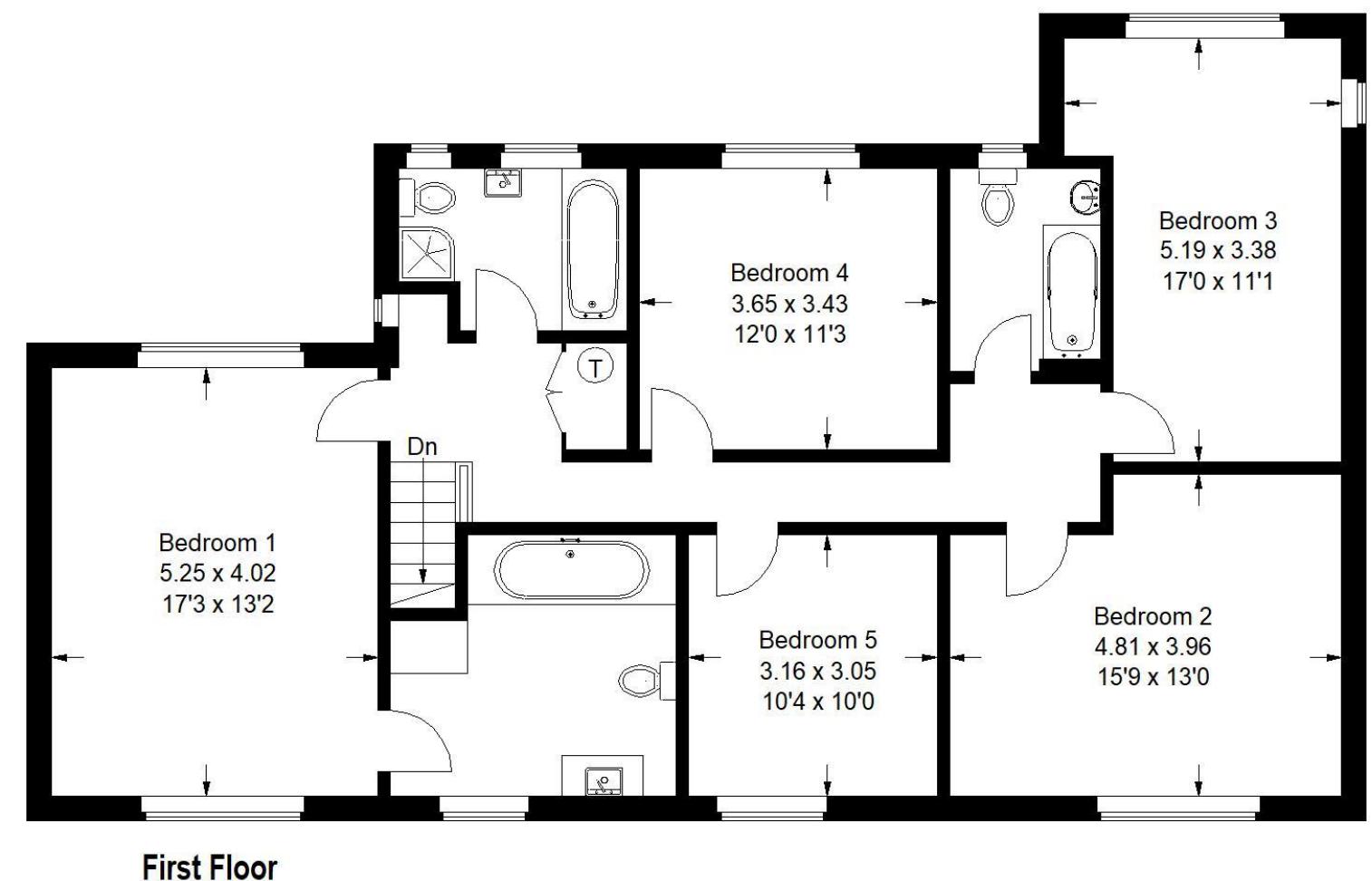
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or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

Longfield, Bookhurst Road, Cranleigh



Approximate Gross Internal Area
 Ground Floor = 118.2 sq m / 1272 sq ft
 First Floor = 116.7 sq m / 1256 sq ft
 Garden / Machine Store 17.4 sq m / 187 sq ft
 Total = 252.3 sq m / 2715 sq ft





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