



**11 Marble Place,
Alfold, GU6 8XF
Asking Price: £699,500 Freehold**

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*** Detached four bedroom family home * Three reception rooms * Two Bathrooms ***
*** Separate utility room * Open aspect to the front over farmland ***
*** No onward chain * EPC Rating: B ***

A beautifully presented, nearly new four bedroom, three reception room detached family home, on this popular new development by Bewley Homes. The property is pleasantly situated in a small cul de sac of just two properties with open aspects to the front over farmland and is offered for sale with no onward chain. The accommodation is arranged over two floors, having a welcoming reception hall, triple aspect sitting room with patio doors to garden, impressive kitchen/dining room with a comprehensive range of fitted cupboards under extensive stone work surfaces, separate utility room with back door to the garden, study and cloakroom completing the ground floor. Stairs rise to the first floor where there are four bedrooms and a family bathroom with separate bath and shower and the principal bedroom has a comprehensive range of fitted wardrobe cupboards and an ensuite shower room. Outside, the property has driveway parking leading to a single garage, open plan flower and shrub borders to the front and the rear garden has a paved patio stepping onto lawns. We highly recommend a visit to fully appreciate the accommodation on offer.

The pretty Surrey village of Alfold is located approximately 4 miles from Cranleigh near the Sussex border. It has a general store and post office, church, and busy sports clubs. It has good road links to Guildford and Billingshurst for mainline train services to London and the south coast. A range of well-regarded state and private schools are within easy reach of the village. Cranleigh offers more comprehensive facilities including a wide variety of shops, pubs, restaurants and cafes, from independent retailers to well known brands including Marks and Spencers Food Hall and Sainsbury, as well as a weekly market and recreational facilities.

~ Accommodation ~

Ground Floor: ~ **Entrance Hall:** ~ **Kitchen/Dining Room:** 21' 11" x 13' 1" (6.69m x 4.00m) ~ **Sitting Room:** 18' 0" x 12' 0" (5.48m x 3.65m)
Study: 8' 9" x 8' 5" (2.67m x 2.56m) ~ **Cloakroom:** ~ **Utility**

First Floor: ~ **Bedroom One:** 14' 7" x 12' 0" (4.44m x 3.66m) ~ **Ensuite:** ~ **Bedroom Two:** 11' 9" x 11' 3" (3.58m x 3.44m)
Bedroom Three: 16' 8" x 8' 10" (5.09m x 2.68m) ~ **Bathroom**

Outside: ~ **Single Garage:** 19' 11" x 9' 11" (6.07m x 3.02m)

Services: Air source heat pump heating, mains electricity, water and drainage

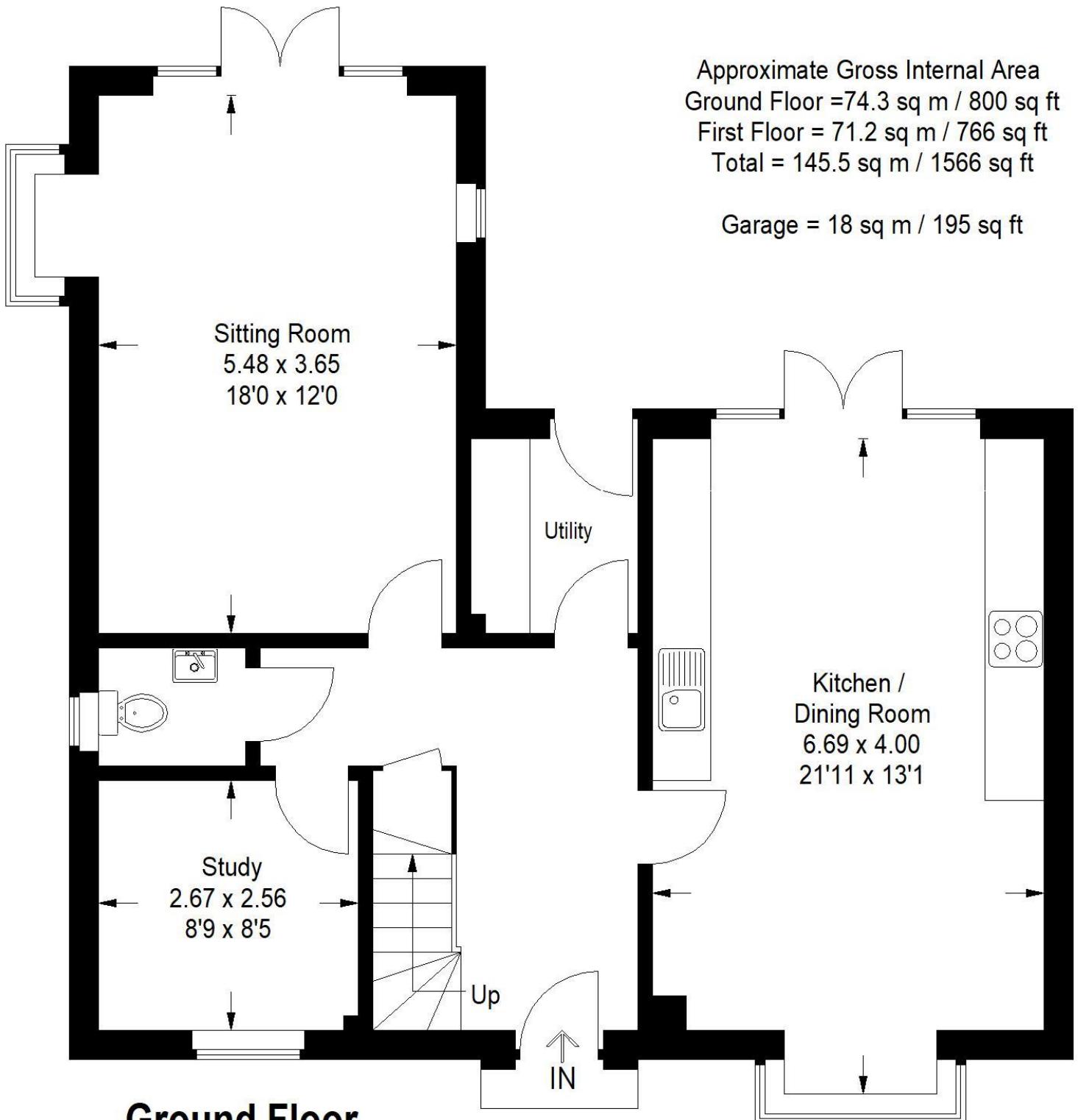
Directions:

From our office turn left into the High Street and immediately right into Knowle Lane. Continue for approximately two miles and turn right into Wildwood Lane. Proceed to the junction with the A281 and turn left, towards Horsham. Turn right at the Alfold Crossways and then immediately left towards Alfold and Loxwood (B2133) and continue for approx 0.5 a mile turning left into Sweeters Field. Follow the road around and at the end bear right into Marble Place and number 11 is at the end on the left.

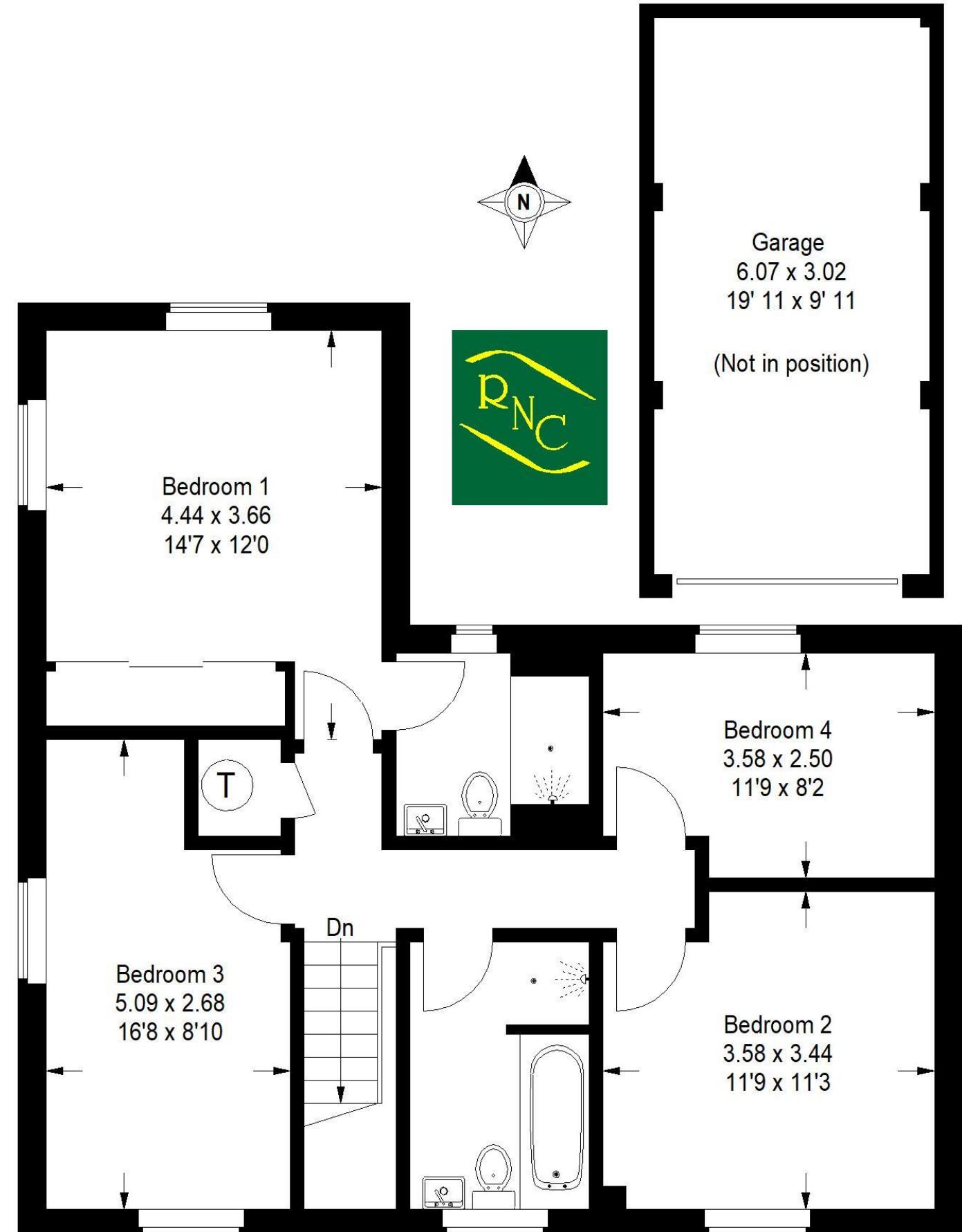
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or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

Marble Place, Alfold



Ground Floor



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.



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