



**2 Summerlands, Cranleigh, GU6 7BL**  
**Asking Price: £550,000 Freehold**

**ROGER COUPE**  
your local property experts

**ESTATE AGENT**  
Est. 1991

**\* Detached family house \* Adaptable accommodation \* Three reception areas \* Modern fitted kitchen \* 3/4 bedrooms \*  
\* Refitted bath and shower room \* Double glazed windows and gas fired heating \*  
\* Garage and driveway parking \* EPC Rating: D \***

**A well presented detached family home situated in this popular residential area with footpaths leading to nearby village centre close to hand. The property over the years has been extended and now provides an adaptable arrangement of accommodation having an enclosed entrance porch leading to a welcoming reception hall with cloakroom off, sitting room with gas fireplace open into the dining room which in turn leads to the family room. Off the dining area there is an open plan fitted shaker style kitchen with modern units under extensive work surfaces. There is a very useful separate utility room completing the ground floor. Stairs rise to the first floor where there are three bedrooms and a study/single bedroom and a modern refitted bathroom with bath and separate shower. Outside there is a driveway providing parking for several cars leading to the garage. Side access to rear garden where there is a paved patio leading onto shaped lawns with flower and shrub borders around. We highly recommend an early 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 Porch ~ Hallway ~ Cloakroom ~ Sitting Room: 14' 9" x 12' 6" (4.49m x 3.81m) ~ Kitchen Area: 11' 7" x 9' 0" (3.52m x 2.75m)  
Dining Area: 10' 3" x 8' 9" (3.12m x 2.66m) ~ Family Room/Study: 11' 6" x 10' 1" (3.50m x 3.07m) ~ Utility/Boot Room**

**First Floor: Bedroom 1: 13' 9" x 10' 0" (4.20m x 3.05m) ~ Bedroom 2: 11' 4" x 11' 4" (3.46m x 3.46m) ~ Bedroom 3: 9' 1" x 8' 0" (2.78m x 2.44m)  
Bedroom 4: 6' 3" x 6' 2" (1.91m x 1.87m) ~ Bath and Shower Room**

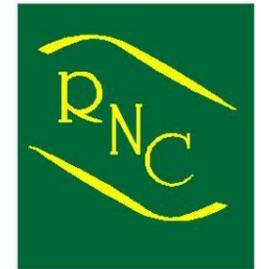
**Outside: Garage: 18' 5" x 9' 0" (5.62m x 2.75m) ~ Driveway Parking ~ Garden**

**Directions:** From our office turn left into the High Street and proceed to the second mini roundabout, bearing left into the Ewhurst Road. At the next mini roundabout bear left into Summerlands and Number 2 will be found after a short distance on the right hand side.

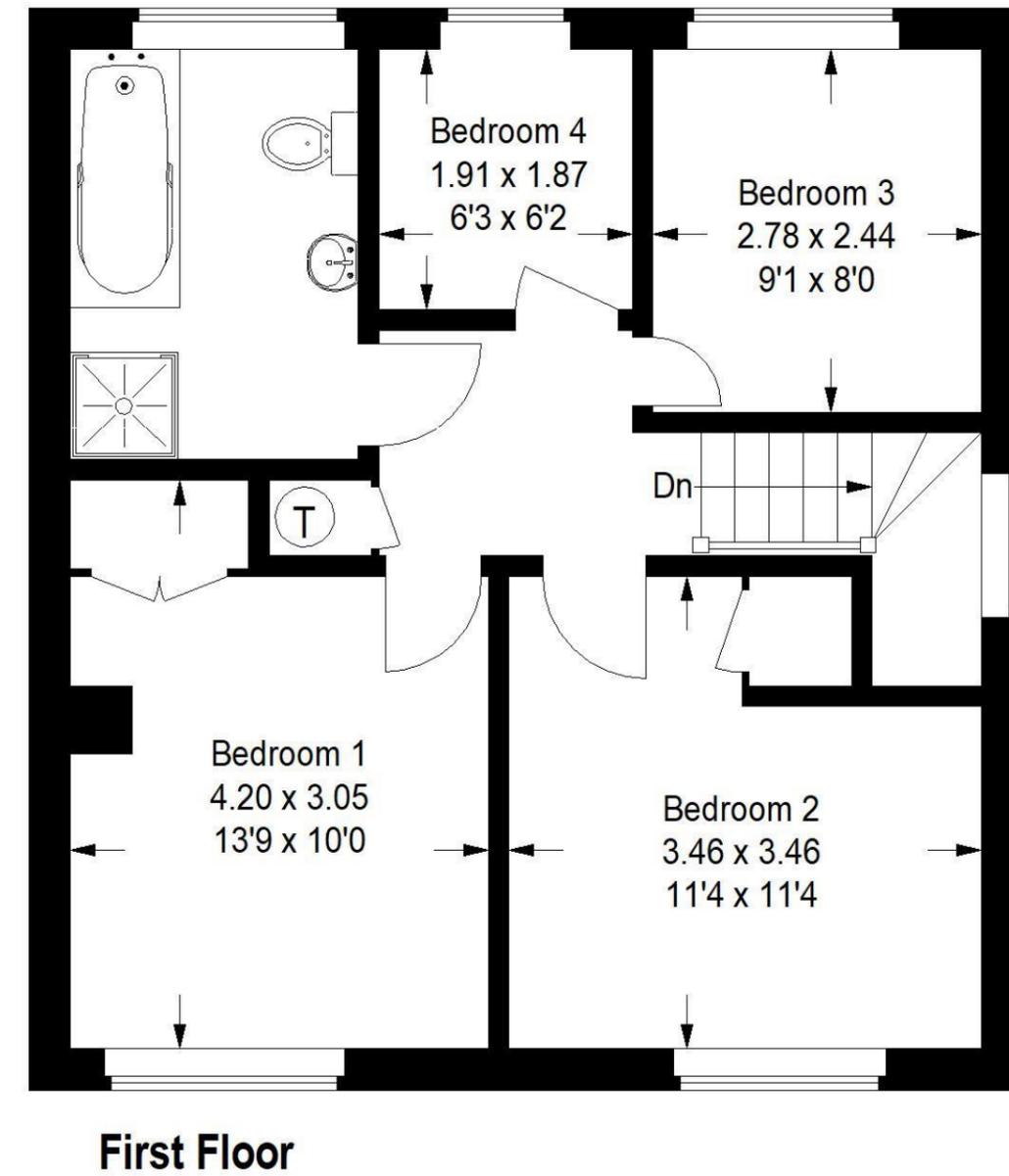
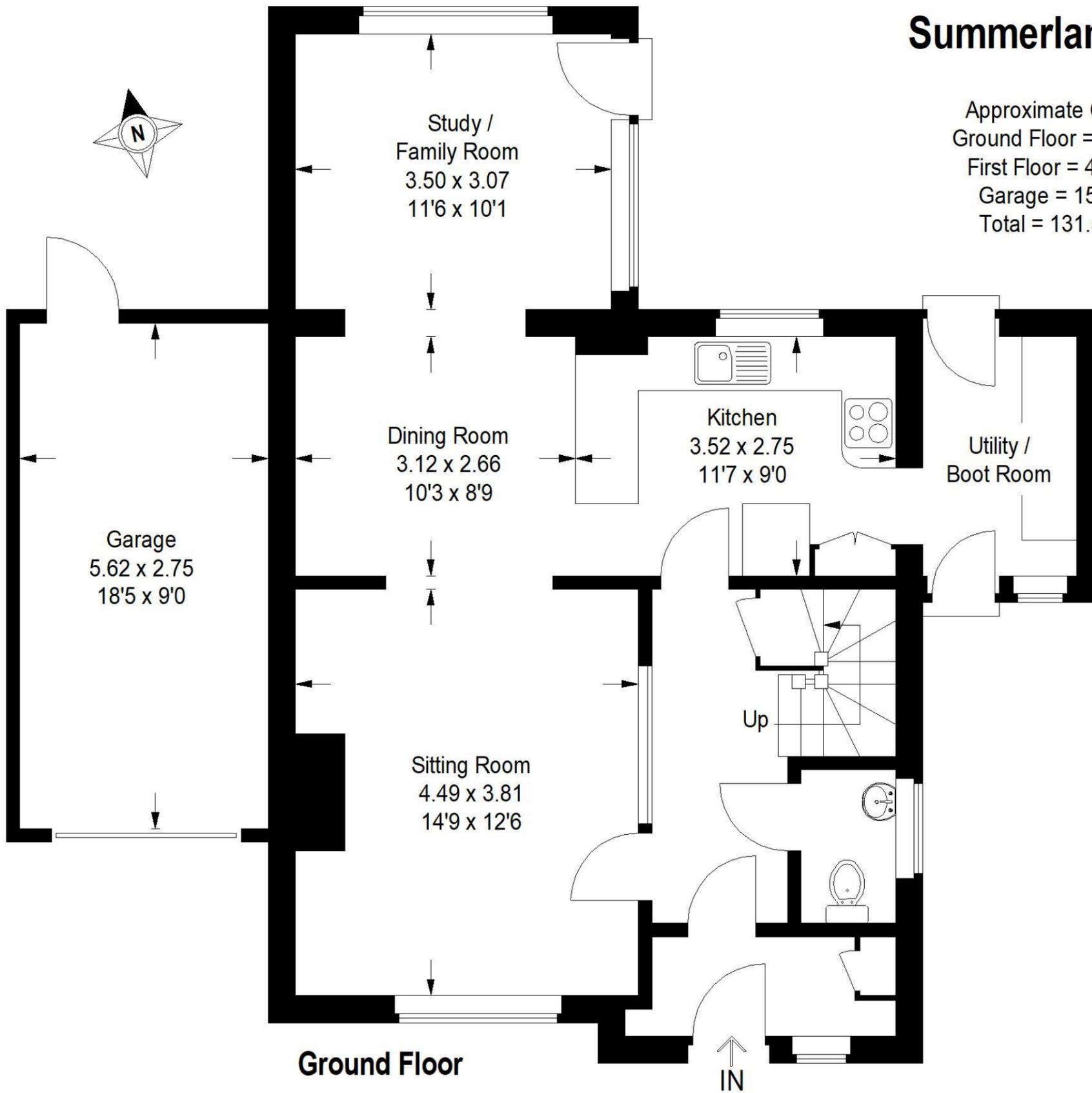
**Important Notice:** For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order,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

# Summerlands, Cranleigh



Approximate Gross Internal Area  
 Ground Floor = 67.4 sq m / 725 sq ft  
 First Floor = 48.7 sq m / 524 sq ft  
 Garage = 15.4 sq m / 166 sq ft  
 Total = 131.5 sq m / 1415 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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