



4, Summerlands,  
Cranleigh, GU6 7BL  
Asking Price: £450,000 Freehold

ROGER COUPE  
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ESTATE AGENT  
Est. 1991



**\* No onward chain \* Well presented four bedroom house \* Large sitting/dining room \*  
\* Fitted kitchen \* Refitted shower room \* Gas fired heating \* Double glazed windows \*  
\* Beautifully maintained gardens \* EPC Rating: D \***

**Description:**

A particularly well presented four bedroom detached family home, situated within this popular residential area, close to the village centre. The property features a spacious sitting/dining room, fitted kitchen and cloakroom on the ground floor and four bedrooms and modern refitted shower room on the first floor. Outside there is an attractive brick pavior driveway leading to the garage and beautifully maintained gardens to the rear with shaped lawns and well stocked flower and shrub borders. The property is offered for sale with no onward chain and we highly recommend a 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 Lobby:**

Meter cupboard, timber style flooring.

**Entrance Hall:**

Timber style flooring, deep understairs cupboard.

**Cloakroom:**

Comprising; close coupled WC, wash hand basin.

**Kitchen:** 10' 11" x 9' 0" (3.32m x 2.74m)

Comprising; one and a half bowl sink with swan neck mixer tap set into work surfaces with cupboards and drawers under, four ring gas hob with Neff oven under, range of wall mounted cupboards, space and plumbing for dishwasher, washing machine and space for tall fridge/freezer, back door to garden, tiled flooring.

**Sitting Room:** 14' 10" x 12' 5" (4.52m x 3.78m)

Lovely double aspect room with feature brick wall. Open arch to:

**Dining Room:** 10' 3" x 8' 9" (3.12m x 2.66m)

Sliding patio doors to garden.

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

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

**Bedroom One:** 11' 5" x 11' 3" (3.48m x 3.43m)

Front aspect, built-in wardrobe cupboard.

**Bedroom Two:** 11' 5" x 10' 1" (3.48m x 3.07m)

Front aspect, built-in wardrobe cupboard.

**Bedroom Three:** 10' 0" x 6' 10" (3.05m x 2.08m)

Rear aspect.

**Bedroom Four:** 9' 2" x 8' 0" (2.79m x 2.44m)

Rear aspect.

**Family Shower Room:**

Refitted with modern double size walk-in shower enclosure with thermostatic shower, wall hung wash hand basin with cupboard under, close coupled WC, heated towel rail, part tiled walls and flooring.

**Outside:**

The property is approached via a brick pavior driveway, flanked by neatly maintained lawns leading to the single garage and provides parking for several cars. Side access to the rear garden, which is a delightful feature of the property being beautifully landscaped with brick pavior patio stepping onto neatly shaped lawns with well stocked flower and shrub borders around, seating area flanked by palm trees, all retained by established hedging providing good degrees of privacy.

**Garage:** 18' 7" x 9' 0" (5.66m x 2.74m)

Electric up and over door, power and light points,

**Services:**

Mains water, electricity and gas.

**Directions:**

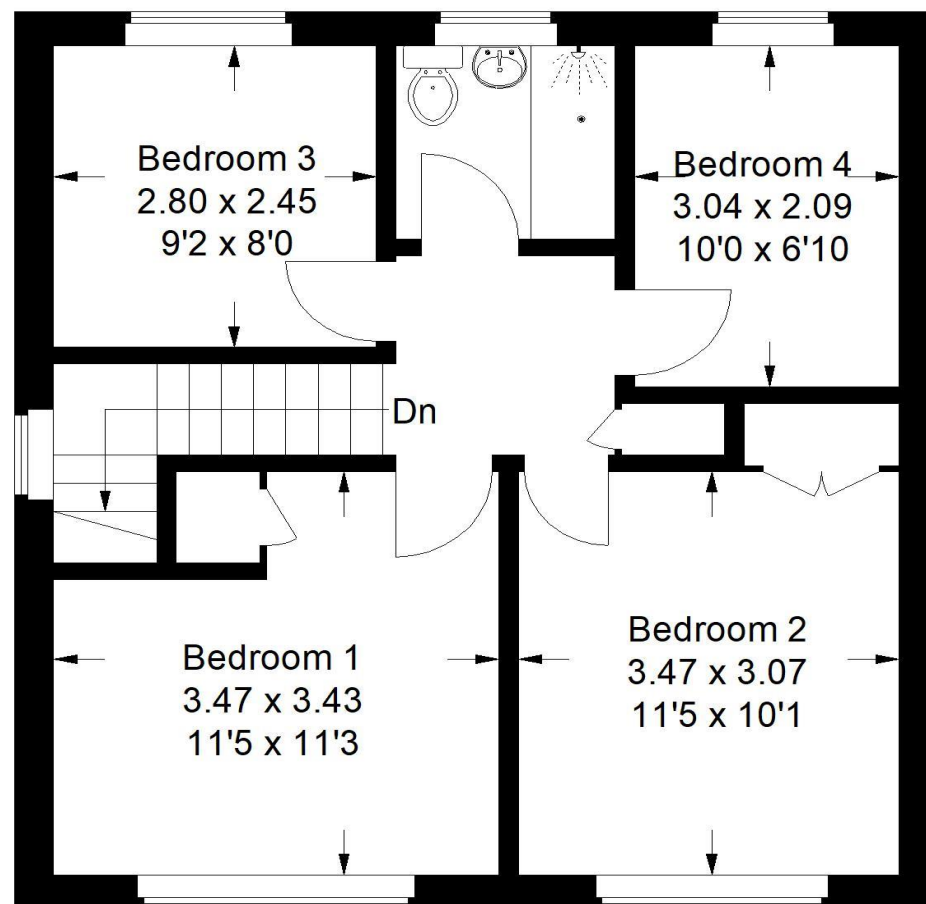
From our office turn left into the High Street and proceed to the second mini roundabout, bearing left into the Ewhurst Road. At the next mini roundabout bear left into Summerlands and Number 4 will be found after a short distance on the right hand side.



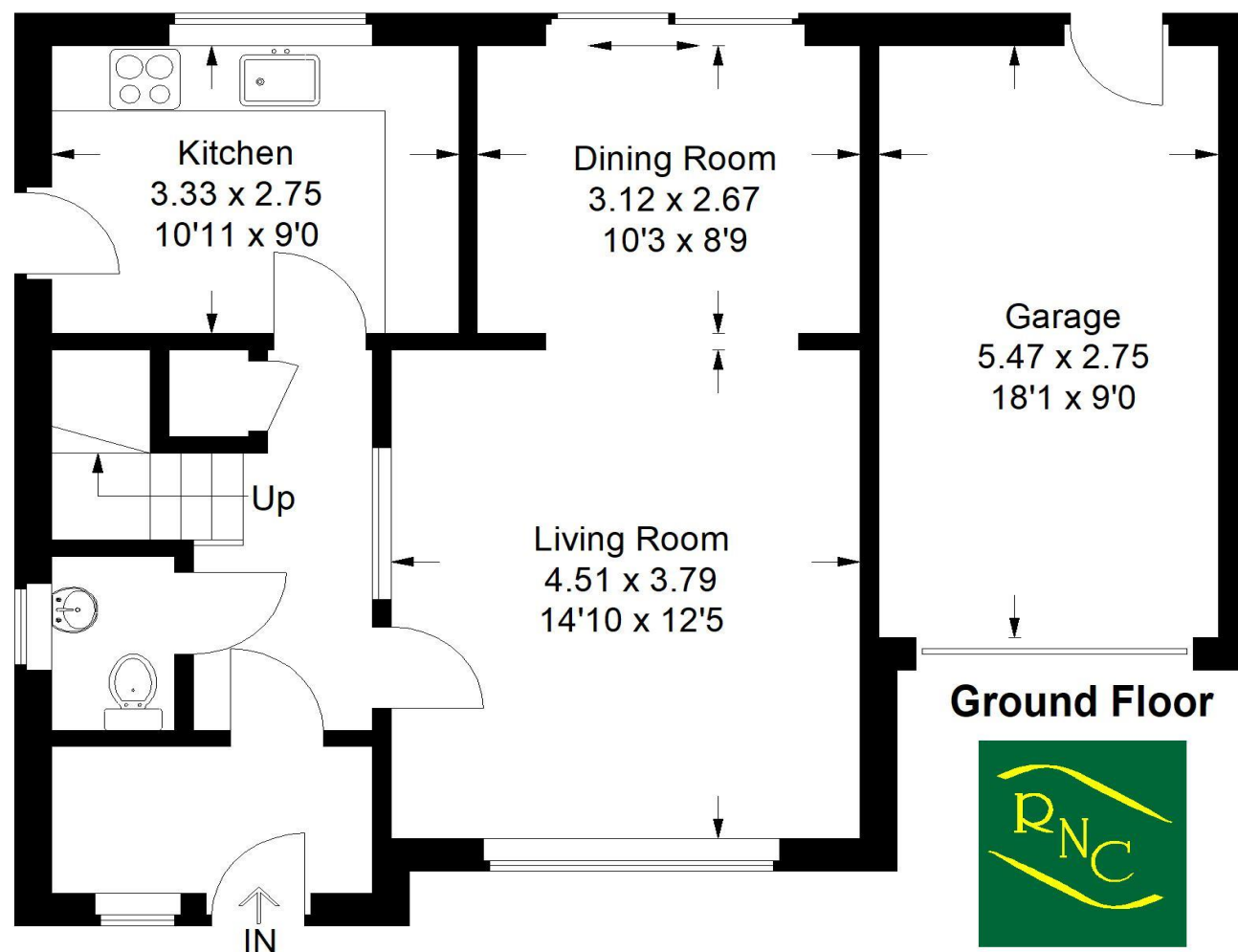
# Summerlands

Approximate Gross Internal Area  
= 98 sq m / 1053 sq ft  
Garage = 16 sq m / 168 sq ft  
Total = 114 sq m / 1221 sq ft

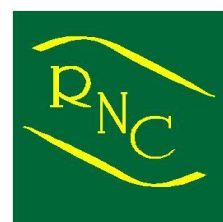
This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



First Floor



Ground Floor



**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





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