



Lyndley Croft
Bridge Road, Cranleigh, GU6 7HH
Asking Price: £898,000 Freehold

- * **Adaptable chalet style home** * **Walking distance of village centre** * **Three/Four Bedrooms** *
- * **Impressive open plan kitchen/dining/living room** * **Two bathrooms** * **Private garden** *
- * **Solar panels with battery storage** * **Plenty of driveway parking and car port** * **EPC Rating: B** *

An immaculately presented detached chalet style home conveniently situated within a short walking distance of the village high street. The property offers a most adaptable arrangement of accommodation, having a welcoming reception hall, an impressive open plan kitchen/dining/family room with a comprehensive range of fitted kitchen units, dining and seating areas and orangery with double glazed windows with internal blinds, enjoying aspects over the rear garden. There is a very useful utility room, two double sized bedrooms or further sitting room/study and a modern refitted shower room with wireless Mira digital shower. Stairs rise to the first floor with attractive glass and oak balustrade where there are two good sized double bedrooms and a modern fitted bathroom with wireless Mira digital over bath shower. The property features gas fired heating, double glazed windows and solar panels with battery storage. Outside there is plenty of parking leading to a car port and garden to the rear with paved patio stepping onto lawns with flower and shrub borders around and established hedging forming the boundaries, providing good degrees of privacy. We highly recommend a viewing to fully appreciate this adaptable, well presented living space.

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 Hall:** ~ **Kitchen/Family Room:** 25' 0" x 23' 7" (7.63m x 7.18m) ~ **Orangery:** 22' 3" x 7' 11" (6.78m x 2.42m)
Utility Room: 8' 0" x 6' 9" (2.45m x 2.07m) ~ **Sitting Room/Bedroom Three:** 15' 10" x 12' 9" (4.82m x 3.89m)
Study/Bedroom Four: 15' 10" x 10' 5" (4.82m x 3.18m) ~ **Shower Room**

First Floor: ~ **Bedroom One:** 18' 7" x 14' 9" (5.66m x 4.49m) ~ **Bedroom Two:** 14' 9" x 12' 0" (4.49m x 3.66m) ~ **Bathroom**

Outside: ~ **Garage/Store:** 9' 1" x 9' 0" (2.76m x 2.74m)

Directions:

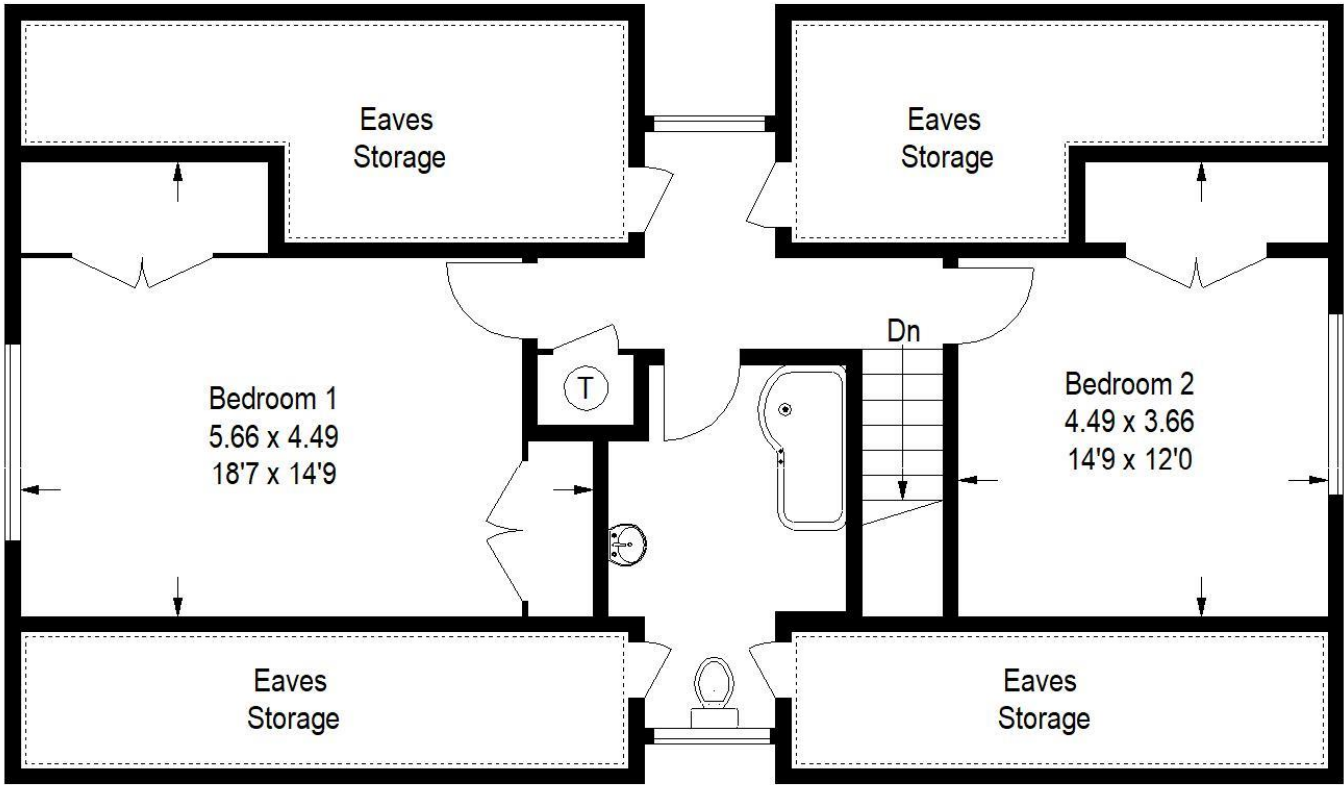
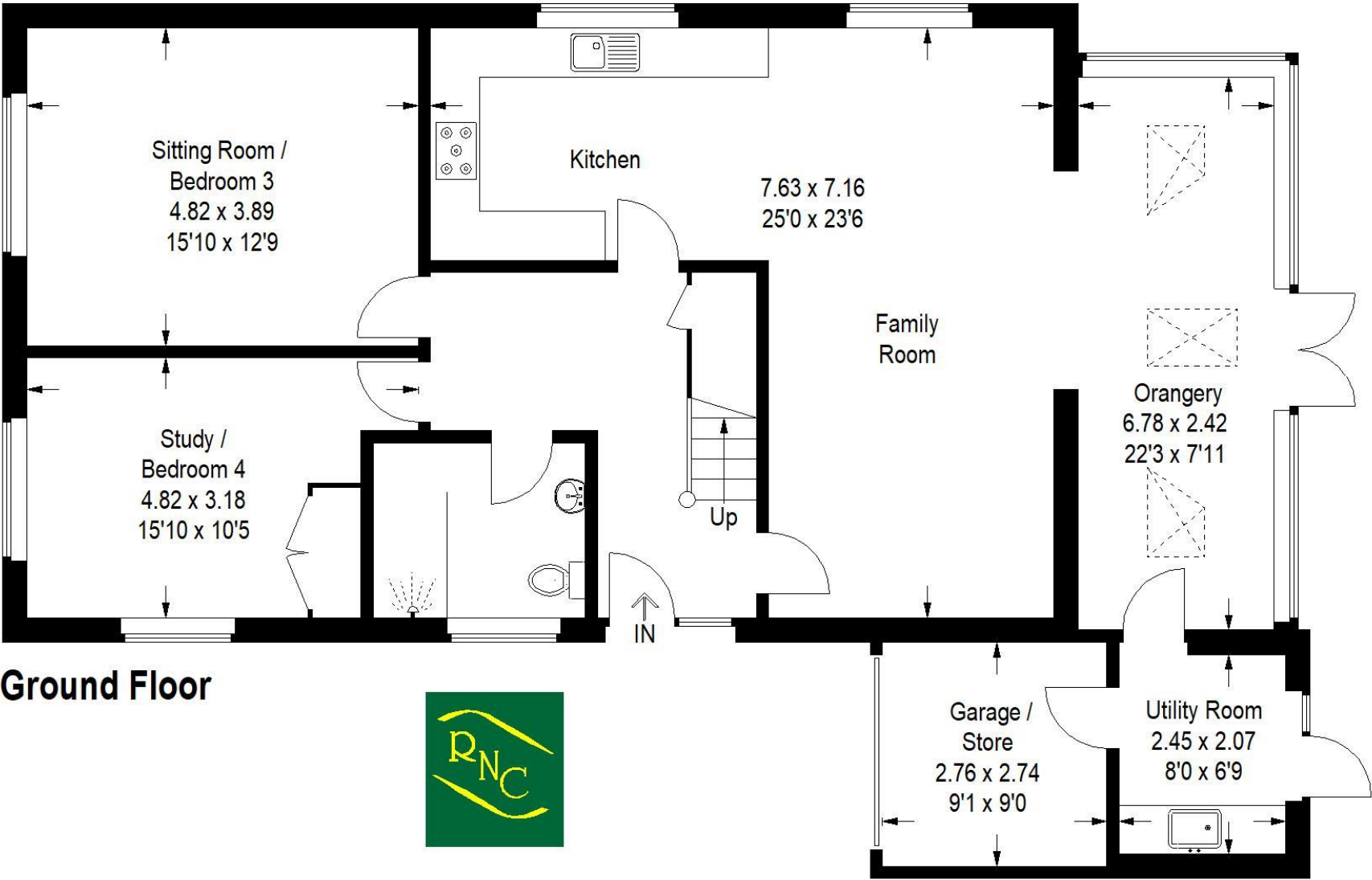
From our office turn left into the High Street, continuing to the second mini roundabout turning left into the Ewhurst Road. Take the first turning right into Mead Road and then first turning left into Bridge Road and the property can be found immediately on the left hand side.


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:** F

Bridge Road, Cranleigh

Approximate Gross Internal Area
Ground Floor (Including Garage) = 124.6 sq m / 1341 sq ft
First Floor (Excluding Eaves Storage) = 53.5 sq m / 576 sq ft
Total = 178.1 sq m / 1917 sq ft



 = Reduced headroom
below 1.5 m / 5'0

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