



Overslaw Farm

Alfold Road, Cranleigh, GU6 8NQ

Price guide £850,000 Freehold

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ESTATE AGENT

Est. 1991

A four bedroom detached converted barn with many character features, extended with a contemporary oak framed extension and planning permission to extend further on the ground floor. VACANT POSSESSION & PART EXCHANGE CONSIDERED. EPC Rating: E (54)

Entrance Hall * Sitting Room * Dining Room * Kitchen/Breakfast Room * Bathroom * Master Bedroom with Dressing Area and En-Suite * 3 Further Bedrooms * Garden * Home Office * Studio

Description:

We are delighted to offer for sale this particularly attractive barn conversion, converted we believe in the 1970's, and subsequently updated and extended by the current owners. The property also has full planning permission in order to erect a further single storey extension, details can be seen on request. The property comprises attractive brick and timber elevation, under a tiled pitch roof, inside the character features include exposed timbers in many rooms, and a lovely brick inglenook fireplace in the sitting room. The accommodation comprises; Entrance Hall with downstairs bathroom off, a lovely sitting room which opens into a green oak and glazed extension, built in 2001, providing for a lovely dining area or family room, where two sets of double doors opening to the courtyard and patio area, the kitchen/breakfast room completes the ground floor and is well appointed with oak fronted units and granite work surfaces. On the first floor there are 4 Bedrooms, including an impressive master bedroom featuring a dressing area and en-suite shower room. Outside there is a long driveway leading to a gravelled parking area. There are two useful outbuildings one used as a HOME OFFICE and the other STUDIO provides additional family space. The garden is primarily laid to lawn with a raised deck entertaining area. We highly recommend arranging to view this home to appreciate its charm.

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 M&S 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.

Entrance Hall:

Tiled floor, useful area for hanging coats and storing shoes.

Kitchen/Breakfast Room: 18'5 x 7'8 (5.61m x 2.34m)

Double aspect, comprising; a range of base and eye level oak fronted units, including cupboards and drawers with granite work surfaces over, inset stainless steel sink with mixer tap over, integrated fridge/freezer and dishwasher, space for Rangemaster cooker with extractor hood over, slate tiled floor.

Breakfast Area; aspect over rear courtyard.

Sitting Room: 18'1 x 16'6 (5.51m x 5.03m)

Features double doors opening onto the garden, large Inglenook brick built fireplace with oak mantle over, brick and stone hearth, wide plank strip pine flooring. Opens to:

Dining Room: 16'6 x 9'9 (5.03m x 2.97m)

Impressive green oak extension, built in 2001 providing for spacious dining room with double doors opening into rear courtyard.

Bathroom:

Comprising; panelled bath with mixer tap and shower attachment over, recessed basin with mixer tap, tiled surround and splashback, storage cupboards under, close coupled WC, heated towel rail, part tiled walls, tiled floor. Opens to:

Utility:

Cupboard with fitted shelving, space and plumbing for washing machine and tumble dryer.

Stairs Leading to First Floor Landing:

Understairs storage cupboard.

Master Bedroom: 16'10 x 14'7 (5.13m x 4.45m)

Impressive double aspect room with high vaulted ceiling, full height picture window overlooking the garden, opens into dressing area with range of fitted wardrobe cupboards. Door to:

En-Suite Shower Room:

Fully tiled with an attractive travertine stone tile, large shower enclosure with thermostatic shower, glass sliding door, wash hand basin with mixer tap over, close coupled WC, fitted storage cupboard housing wall mounted gas fired boiler for heating and hot water, chrome heated towel rail, electric underfloor heating.

Bedroom Two: 13'4 x 11'0 (4.06m x 3.35m)

Double aspect bedroom featuring a range of built in wardrobes.

Bedroom Three: 11'0 x 7'10 (3.35m x 2.39m)

Aspect over garden, mezzanine floor added for additional bed area with ladder access.

Bedroom Four: 8'1 x 6'11 (2.46m x 2.11m)

Single bedroom, rear aspect.

Outbuildings: 36'10 x 11'7 (11.23m x 3.53m)

Home Office (23'8 x 8'8): Power, light, electric heating.

Studio (36'01 x 11'7): A most impressive spacious additional room to the property, adaptable for use as extra accommodation for guests, as games room/family room or further office space should the need arise, a great place to work from if you work from home, power, light, broadband extension, sky and electric heating.

Outside:

Five bar gate opens to gravel driveway, leading to parking area ample for several vehicles, off the parking area is where the two outbuildings are positioned, including the timber chalet and the home office.

Garden:

The garden is to the front of the property, however it is particularly well screened by mature boundaries, making this a most private garden. The garden itself is primarily laid to lawn with raised decked entertaining area.

Services:

Mains: Gas, Electric, Water

Directions:

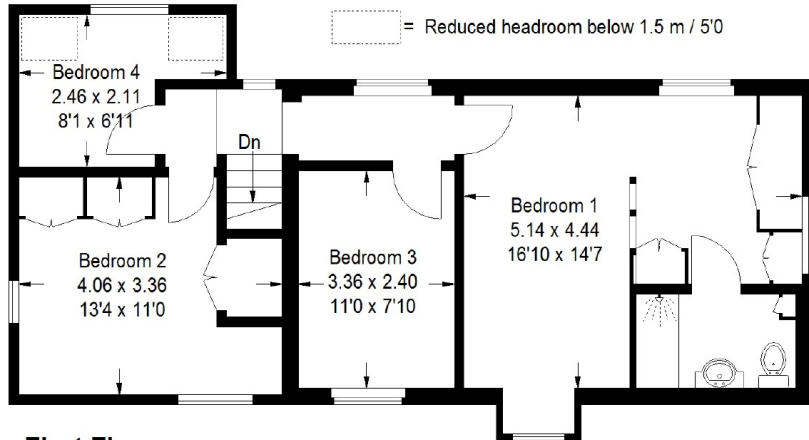
From our office turn right into the High Street, proceed straight over two mini roundabouts. Turn left at the next roundabout onto Elmbridge Road. Continue over the bridge and take the turning left into the Alfold Road. The property will be found on the right hand side after approximately 1/4 of a mile behind a 5 bar gate.

Alfold Road, Cranleigh

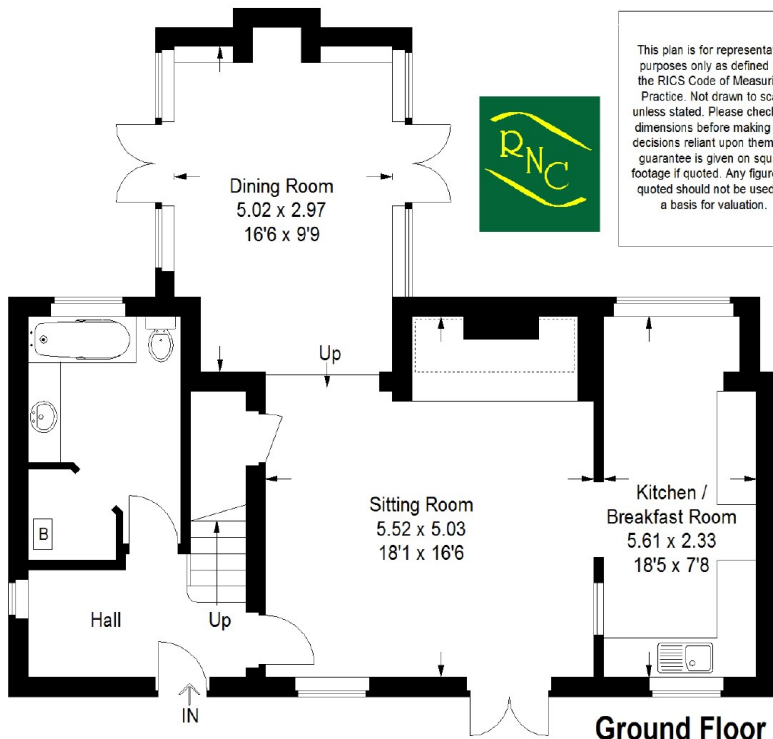
Approximate Gross Internal Area
 Ground Floor = 77.8 sq m / 837 sq ft
 First Floor = 59.3 sq m / 638 sq ft
 Outbuildings = 58.1 sq m / 625 sq ft
 Total = 195.2 sq m / 2100 sq ft



= Reduced headroom below 1.5 m / 5'0"



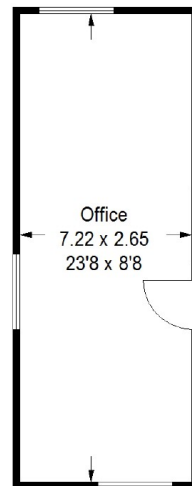
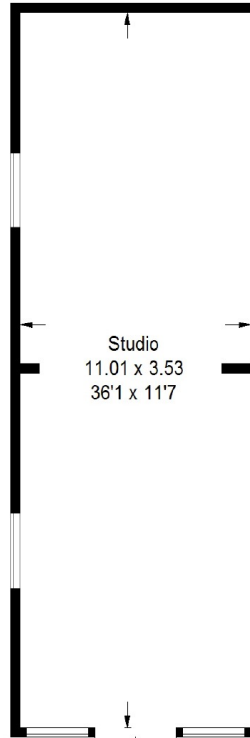
First Floor



Ground 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.



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:
 - Council Tax Band



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Est. 1991

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