



9 Barons Drive, Alfold  
£1,395,000



ROGER COUPE  
LAND & NEW HOMES





## 9 Barons Drive

Alfold, Cranleigh

- Stamp Duty Paid \*
- Wood burning stove
- 5 Bedrooms 5 Baths (4 en-suite)
- Double garage with office above
- Part exchange available - please ask
- New Phase Launching Jan 2026 - Plot reservations available.
- Built in wardrobes to master bedroom
- Air source heat pump and underfloor heating to all floors

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





# 9 Barons Drive

Alfold, Cranleigh

Show House now released for sale - Ready to move in - Curtains included and \*\* Stamp Duty Paid \*\* (Saving you £83,250!)

House 19 (The Show House) is a spacious five bedroom detached home offering approx. 3387 sq ft of accommodation.

Situated in Surrey within a semi-rural location, Alfold Gardens is ideal for those who desire country living, while appreciating the benefits of nearby market towns and excellent transport links to central London, just 40 miles away.

Nearby Guildford is among Surrey's most desirable towns with elegantly traditional streets lined with independent shops, restaurants and pubs as well as larger stores. Even closer are the cosy coffee shops, vibrant farmers' markets and lively restaurants of Cranleigh whilst a few minutes' drive can take you into the Surrey Hills.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







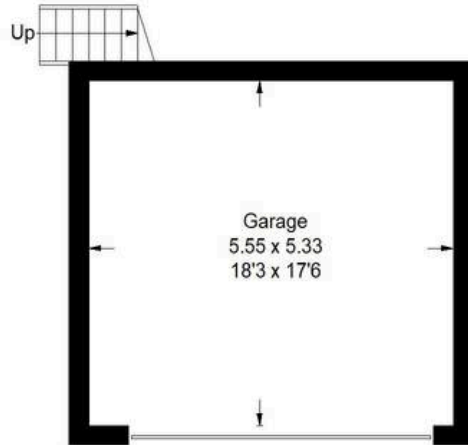


## Alfold Gardens, Alfold

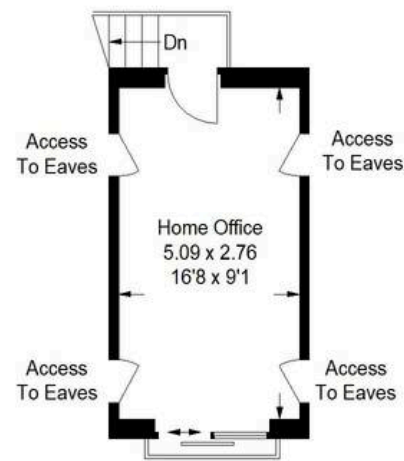


Approximate Gross Internal Area  
 Ground Floor = 103.5 sq m / 1114 sq ft  
 First Floor = 96.7 sq m / 1041 sq ft  
 Second Floor = 71.3 sq m / 767 sq ft  
 Garage Ground Floor = 29.1 sq m / 313 sq ft  
 Garage First Floor = 14.1 sq m / 152 sq ft  
 Total = 314.7 sq m / 3387 sq ft

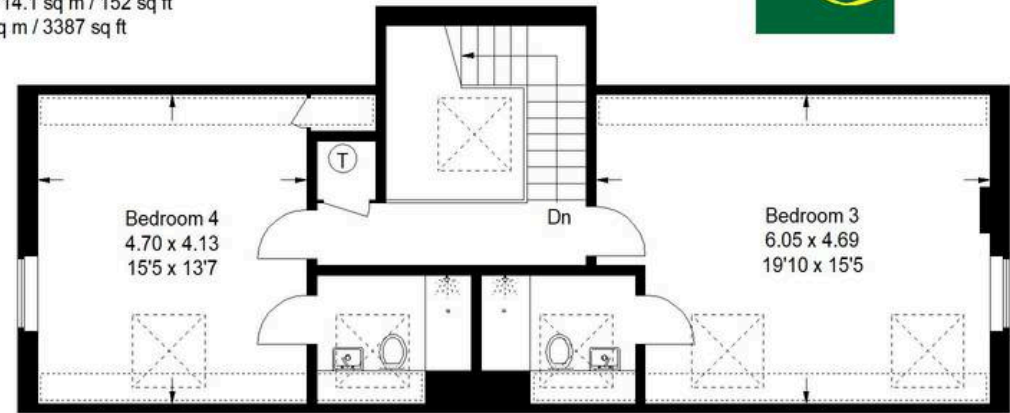
= Reduced headroom below 1.5 m / 5'0"



**Garage Ground Floor**  
 (Not in position)

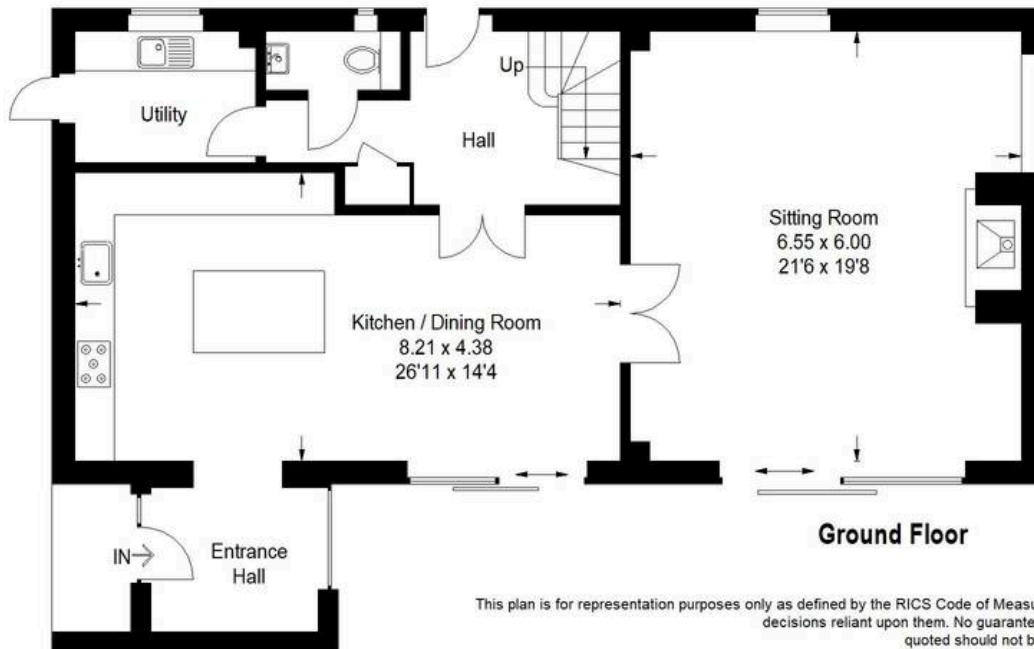


**Garage First Floor**



**Second Floor**

= Reduced headroom below 1.5 m / 5'0"



**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.





## Roger Coupe Estate Agent

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For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and 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.