



1 Maple Road, Cranleigh
£575,000



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Est.1991



- Well presented three bedroom detached home
- Two reception rooms
- Wide corner plot
- Two bathrooms
- Ground floor cloakroom
- Separate utility room
- Driveway parking for several cars and detached garage/office studio
- South west facing landscaped garden

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 32 minutes. Cranleigh has so much to offer with numerous independent and national shops including a Butchers, Fishmonger, Bakery, M&S Food Hall, Sainsburys, Co-Op, Boots and Handyman's Store. There are three pubs and numerous cafe's/coffee shops and a number of restaurants and wine bars. 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. Knowle Park is a new 60-acre country park and nature reserve in the heart of Cranleigh.

Council Tax band: E

EPC Energy Efficiency Rating: B



1 Maple Road. Freehold

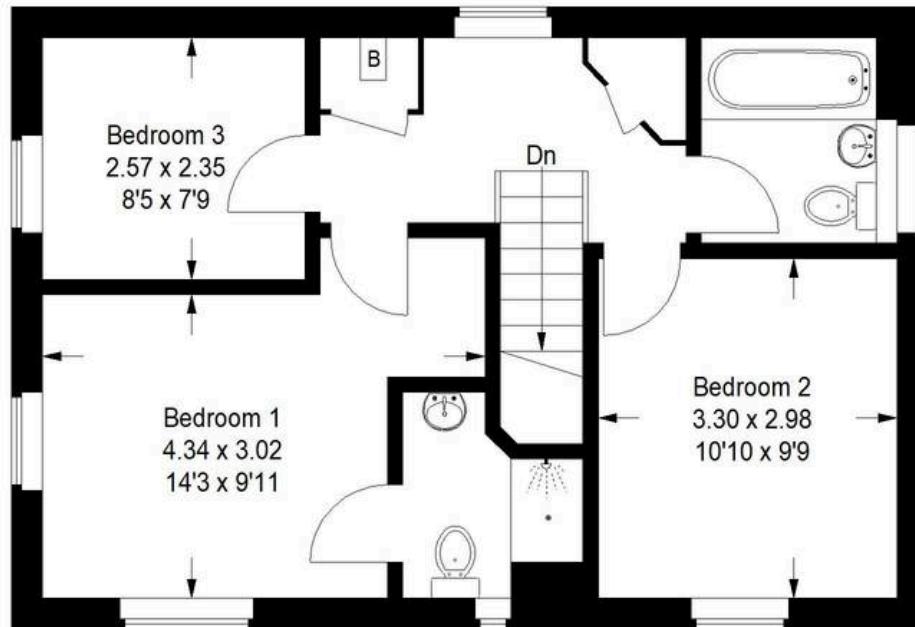
A well presented three bedroom detached home built by Miller Homes in 2021 situated on a wide corner plot enjoying a south-westerly aspect. The accommodation is arranged over two floors featuring an entrance hall with cloakroom, double aspect sitting room with bay window, double aspect kitchen/dining room with double doors to the garden and utility room off with side door to driveway and garage. Stairs rise to the first floor where there is a principal bedroom suite with ensuite shower room, two further bedrooms and a family bathroom. Outside, there is driveway parking for several cars leading to the detached garage which has been converted into a home office/studio with store room to the rear. The property is situated on a wide corner plot with open plan lawns to the side and front, side gate to a landscaped rear garden which enjoys a south westerly aspect and has a paved patio leading to shaped lawns with flower and shrub borders all around, all retained by attractive brick walling. This development is conveniently located, close to the village centre with access from the development to the Downs Link footpath leading directly into the village centre. We highly recommend a visit to fully appreciate the accommodation on offer.



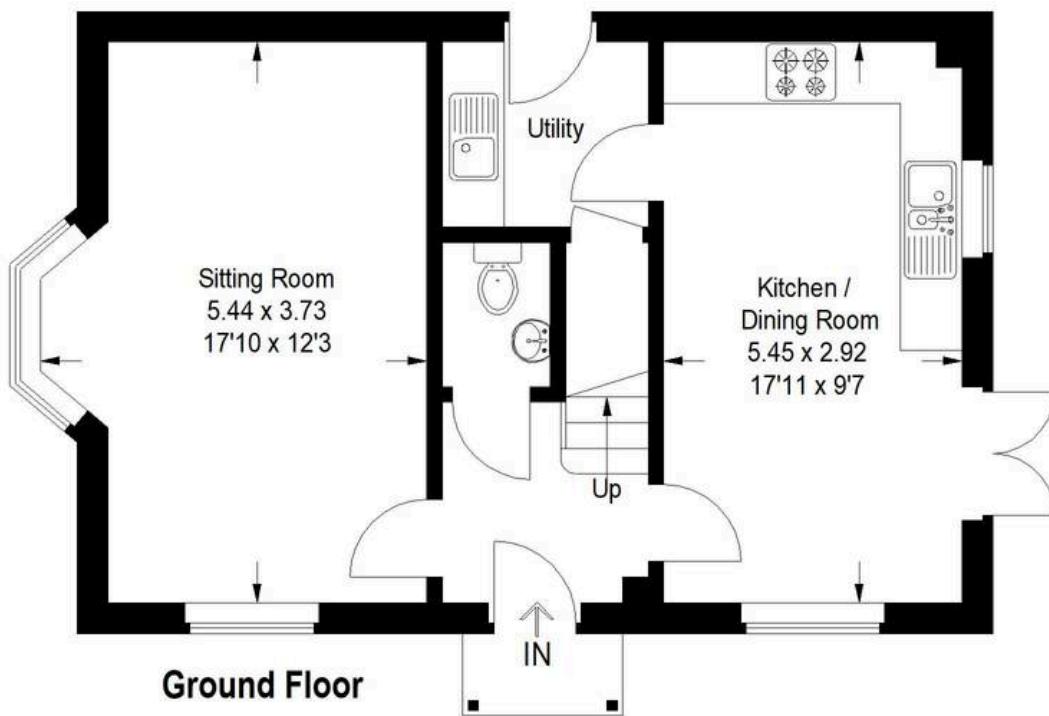


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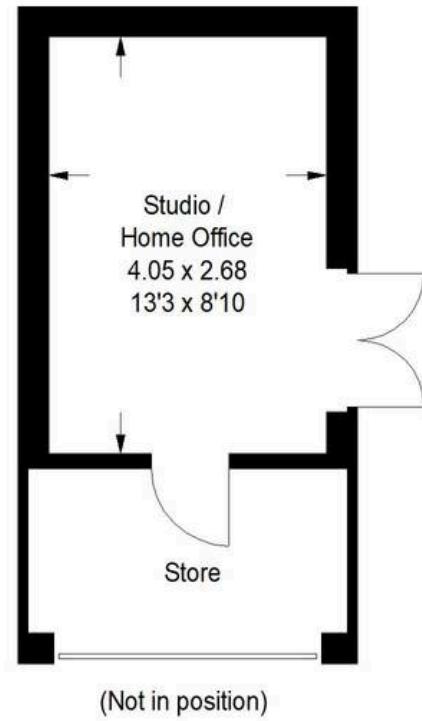
Approximate Gross Internal Area
 Ground Floor = 46.8 sq m / 504 sq ft
 First Floor = 45.2 sq m / 486 sq ft
 Studio / Home Office / Store = 16.6 sq m / 179 sq ft
 Total = 108.6 sq m / 1169 sq ft



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.





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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.