



Ramsbury Bridge Road, Cranleigh
£1,050,000



ROGER COUPE
your local property experts

ESTATE AGENT
Est. 1991



Ramsbury Bridge Road

Cranleigh

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, featuring a lake, outdoor performance spaces including an impressive natural terraced amphitheatre and an adventure park. Lovely countryside surrounds the village, perfect for country walks and horse-riding pursuits.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating: TBA



Ramsbury Bridge Road

Cranleigh

A charming Edwardian detached family home enviably situated in this sought after residential road within walking distance of the village centre. The accommodation is arranged over two floors and features lovely high ceilings and tastefully replaced double glazed windows and benefits from a sitting room, dining room, study/family room, refitted kitchen, utility room, cloakroom and a large conservatory overlooking the garden. On the first floor there is a principle bedroom with modern ensuite shower room, three further bedrooms, bathroom and separate WC. Outside, there is a gravelled driveway providing plenty of parking, side access to a pretty part walled garden, with paved patio, shaped lawns and well stocked flower borders. This is a delightful character family home situated in a super location and we would highly recommend a visit to fully appreciate the accommodation on offer.

- Classic character family home
- Highly sought after location
- Walking distance of village centre
- Traditional style replacement double glazed windows
- Four bedrooms
- Two bathrooms
- Part walled garden



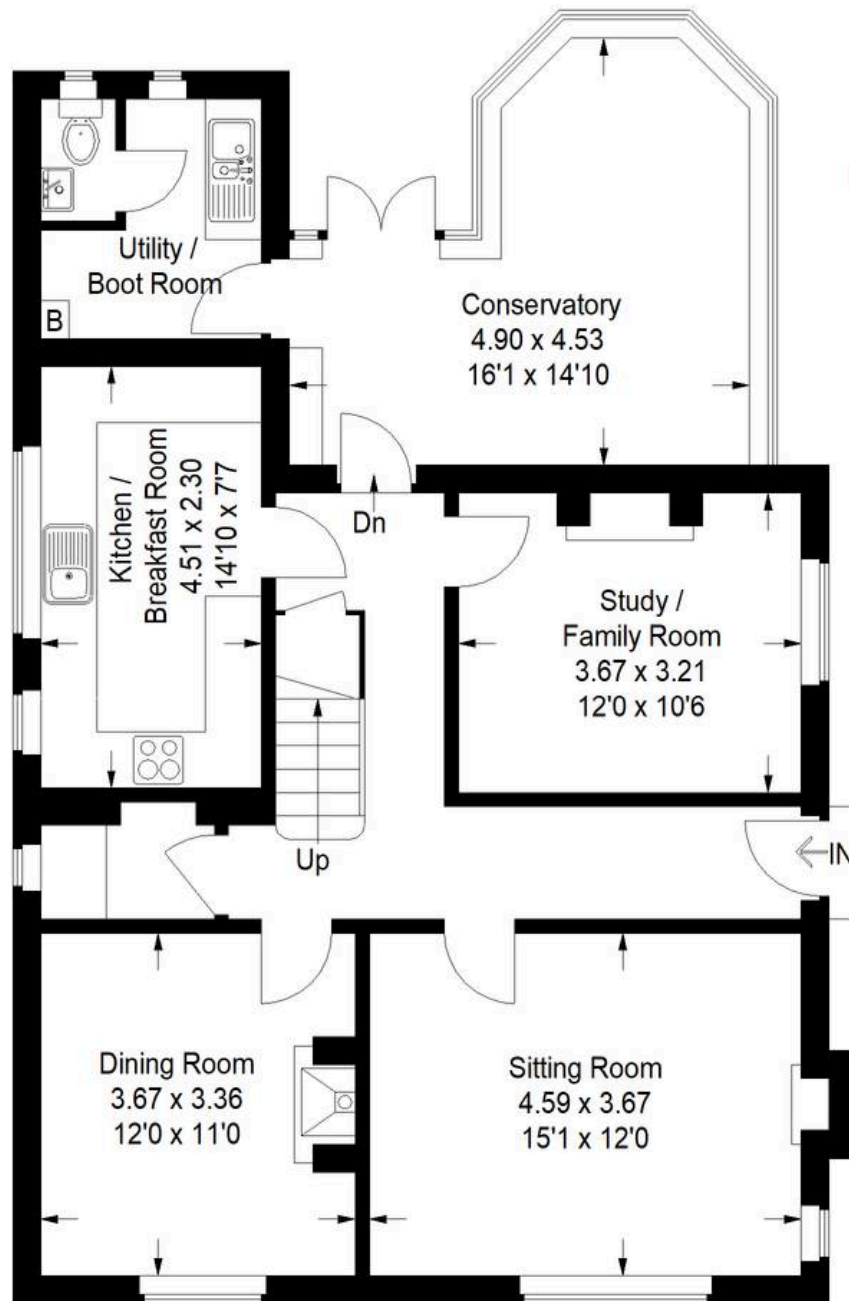


Bridge Road

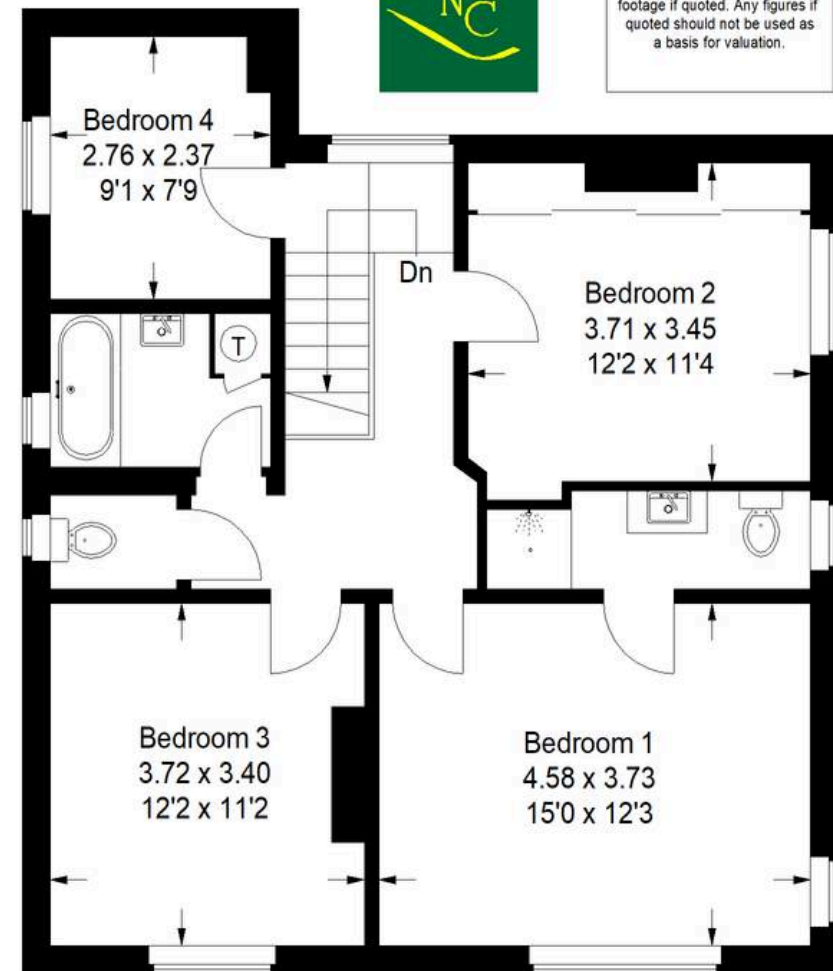
Approximate Gross Internal Area
 Ground Floor = 96.8 sq m / 1042 sq ft
 First Floor = 70.8 sq m / 762 sq ft
 Total = 167.6 sq m / 1804 sq ft



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.



Ground Floor



First Floor



Roger Coupe Estate Agent

Roger Coupe Estate Agent, 151 High Street - GU6 8BB

01483268555 • housesales@rogercoupe.com • www.rogercoupe.com



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.