



14 Sapte Close, Cranleigh. GU6 7HA
£655,000



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ESTATE AGENT
Est. 1991



- Attractive double fronted family home
- Four bedrooms
- Two bathrooms
- Large 21' lounge/dining room
- Family room/Study
- Double length garage
- Brick pavior driveway
- Good sized 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, 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.



14 Sapte Close

A well presented, detached four bedroom home situated on a good size garden plot within this popular residential cul de sac. Built to a neo-Georgian double fronted design, the property has a welcoming reception hall, study/family room, fitted kitchen/breakfast room, cloakroom with utility area and a large 21' living room running the full width of the property with double doors to the garden. Stairs rise to the first floor, where there are four bedrooms with the principal bedroom having an ensuite shower room and a family bathroom completes the accommodation. Outside, there is plenty of driveway parking leading to a double length garage. The rear garden is a lovely feature of the property being of good size and with enlarged paved patio leading onto good sized lawns with flower and shrub borders around. The property features a new roof, new gas boiler and double glazed windows and we highly recommend a visit to fully appreciate the accommodation on offer.

Council Tax band: F

Tenure: Freehold

EPC: TBC

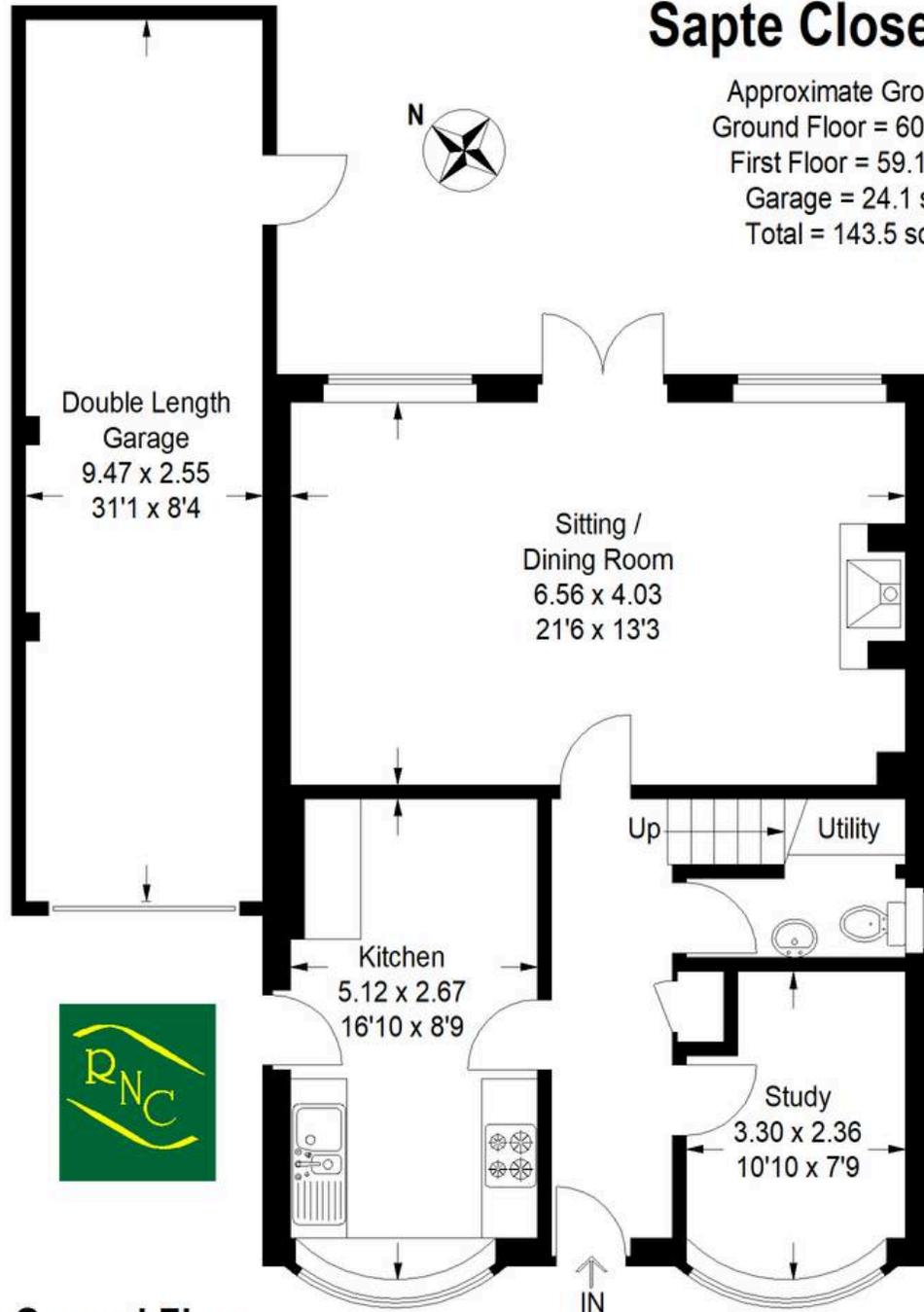




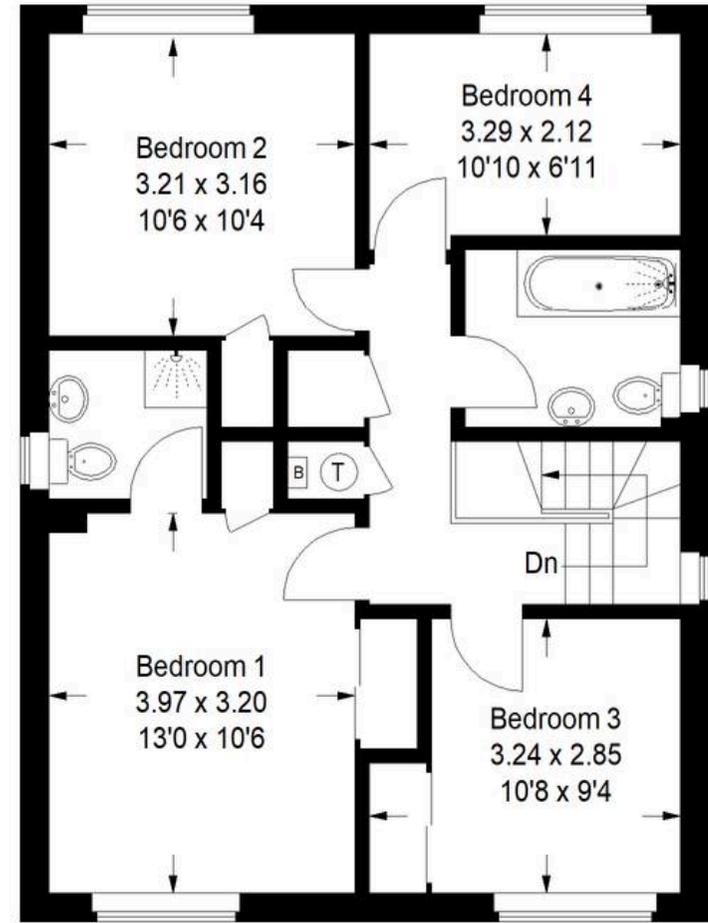
Sapte Close, Cranleigh

Approximate Gross Internal Area
Ground Floor = 60.3 sq m / 649 sq ft
First Floor = 59.1 sq m / 636 sq ft
Garage = 24.1 sq m / 259 sq ft
Total = 143.5 sq m / 1544 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





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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.