



## Hazelgrove

The Common, Cranleigh, GU6 8NS

Guide price £675,000 Freehold

ROGER COUPE

*your local property experts*



ESTATE AGENT

Est. 1991

# A beautifully presented and extended 3 double bedroom, 2 bathroom, Victorian semi detached home situated in a most desirable position overlooking Cranleigh Common. EPC Rating: E (54)

**Covered Porch \* Entrance Hall \* Sitting Room \* Family Room \* Open Plan Kitchen Dining Room \* Master Bedroom with En-Suite \* 2 Further Double Bedrooms \* Family Bathroom \* Parking \* Garden \* Wonderful Views**

## Description:

We are delighted to offer for sale this beautifully presented Victorian cottage situated in a most desirable position overlooking Cranleigh Common. The property benefits from having been extended and updated over the years to a particularly high standard throughout, whilst retaining the character of the period including stripped pine doors and balustrades and attractive sash windows. The extension to the rear provides for an impressive open plan kitchen dining room with bespoke fitted cream kitchen units, a two oven Aga, granite work surfaces, slate flooring and a partial glazed roof over the dining area. The kitchen opens into the central family room which is a particularly versatile room, and features engineered oak flooring. Completing the ground floor is the sitting room with attractive bay window and feature fireplace. On the first floor are two double bedrooms both with lovely views, and a luxury bathroom comprising of a roll top bath and a separate shower enclosure. The top floor comprises a spacious master bedroom with wonderful views to the rear and an en-suite bathroom. To the front of the property is parking for 2 cars, to the rear is a delightful garden primarily laid to lawn and bordered by well stocked flower and shrub borders, with a paved terrace entertaining area. We highly recommend arranging a viewing in order to appreciate this quality home.

## 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.

## Covered Porch:

Tiled step, front door to:

## Entrance Hall:

Engineered Oak flooring, understairs cupboard, fitted cupboard housing meters.

## Family Room: 18'0 x 12'0 (5.49m x 3.66m)

Spacious versatile room, with engineered Oak flooring opens to sitting room and kitchen/dining room.

## Sitting Room: 12'0 x 11'9 (3.66m x 3.58m)

Featuring an attractive bay window to front aspect with view over The Common, feature fireplace with gas coal effect fire, timber mantle and granite hearth, engineered Oak flooring.

## Kitchen/Dining Room: 20'0 x 13'2 (6.10m x 4.01m)

Spacious double aspect room with atrium style roof to dining area, bespoke fitted kitchen comprising a range of cream units including cupboards and drawers with cream two oven Aga,

butler sink with mixer tap, contrasting granite work surfaces, integrated Miele dishwasher, Indian slate flooring, and space for a free standing fridge freezer. Rear lobby area comprises further matching fitted cupboards, concealing space and plumbing for washing machine with work surface over, wall mounted boiler for heating and hot water. Stable door to rear terrace.

## Stairs to First Floor Landing:

Built-in cupboard, further fitted cupboard.

## Bedroom 2: 12'0 x 9'10 (3.66m x 3.00m)

Double bedroom, front aspect with view over Cranleigh Common, original Victorian fireplace.

## Bedroom 3: 12'0 x 9'7 (3.66m x 2.92m)

Rear aspect with far reaching view over Cranleigh School playing fields and up to the Surrey Hills. Built-in cupboard housing hot water cylinder, original Victorian fireplace.

## Family Bathroom:

Comprising; free standing roll top bath, separate shower enclosure with thermostatic shower, pedestal wash hand basin, close coupled WC, chrome heated towel rail, Karndean flooring.

## Stairs lead to Top Floor:

## Master Bedroom: 15'7 x 14'8 (4.75m x 4.47m)

Spacious double bedroom with vaulted ceiling, large velux window to rear aspect offering delightful views over Cranleigh School playing fields and across to the Surrey Hills.

## En-Suite Bathroom:

Comprising panelled bath with separate Aqualisa thermostatic shower over, wash hand basin with storage cupboard under, concealed cistern WC, further fitted storage cupboard, half tiled walls to wet areas, Amtico flooring.

## Outside:

To the front of the property the gravelled driveway provides parking for two vehicles. To the rear of the property there is a delightful garden primarily laid to lawn with neatly stocked flower borders and featuring a paved terrace entertaining area.

## Services:

Mains water, gas and electricity.

## Directions:

From our office turn right into the High Street and proceed over the first mini roundabout. At the second roundabout continue straight over towards Guildford and Hazelgrove will be found on the right hand side, after approx.100 metres.

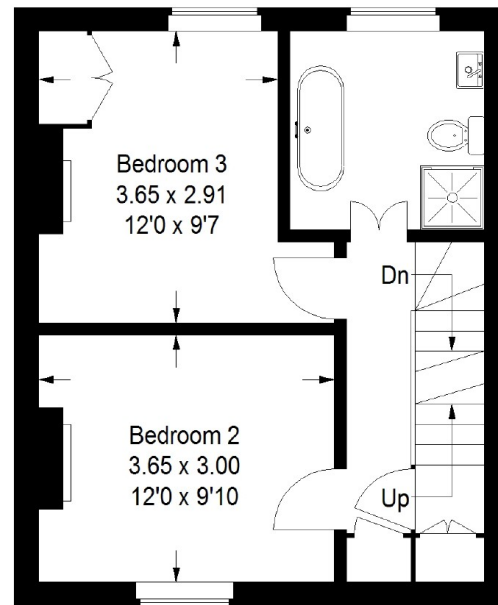
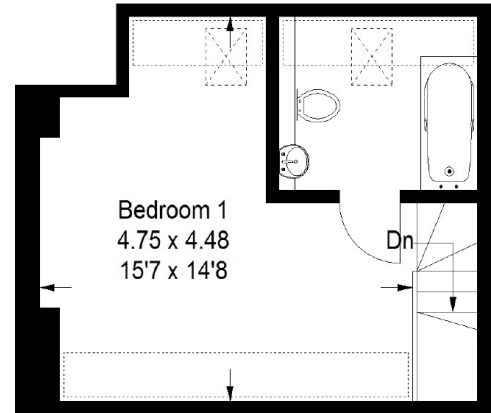
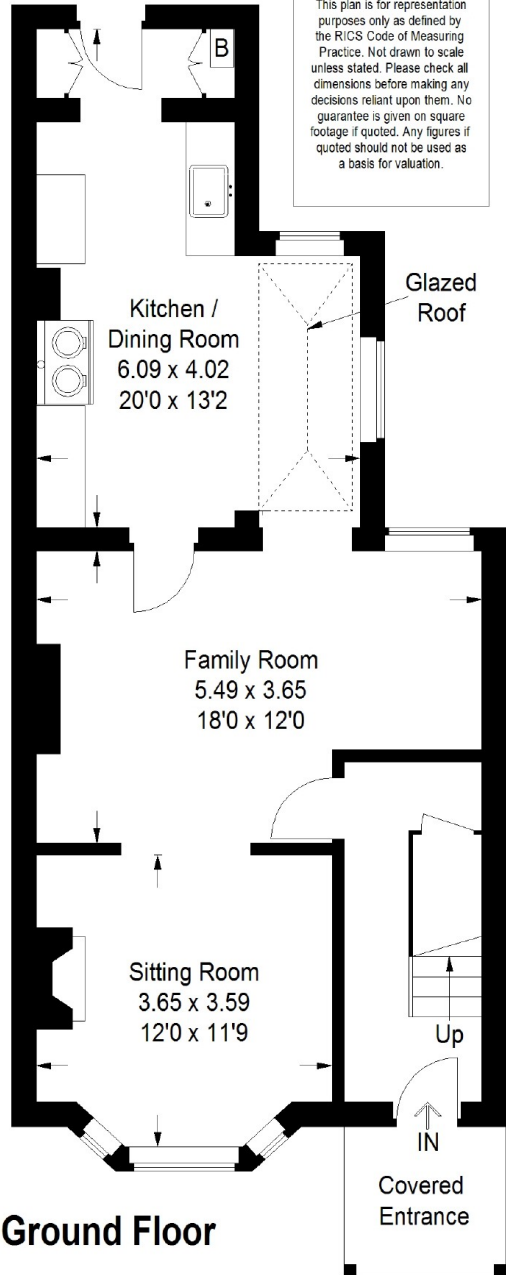


# The Common, Cranleigh



Approximate Gross Internal Area  
 Ground Floor = 60.2 sq m / 648 sq ft  
 First Floor = 37.4 sq m / 402 sq ft  
 Second Floor = 24.1 sq m / 260 sq ft  
 Total = 121.7 sq m / 1310 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.



= Reduced headroom below 1.5 m / 5'0



### 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:

Waverley Borough Council - Council Tax Band



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