

house.

PARTNERSHIP

Moving estate agency on



h.

COWDREYS

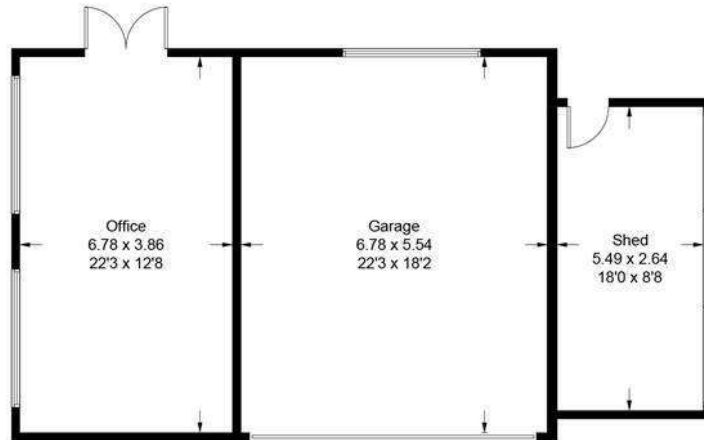
Smithwood Common
Cranleigh GU6 8QY

In an Area of Outstanding Natural Beauty, permission granted to create a 4 / 5 bedroom, 4 bathroom family home, with separate studio annexe, enjoying outstanding views to the South Downs

- Planning permission granted
- Entrance hall
- Sitting room plus family room
- Kitchen / dining room and utility room
- 3 bedrooms
- Bathroom, shower room and separate wc
- Double garage, home office and shed
- Workshop
- Gardens and grounds
- In about 0.86 acre; EPC: D



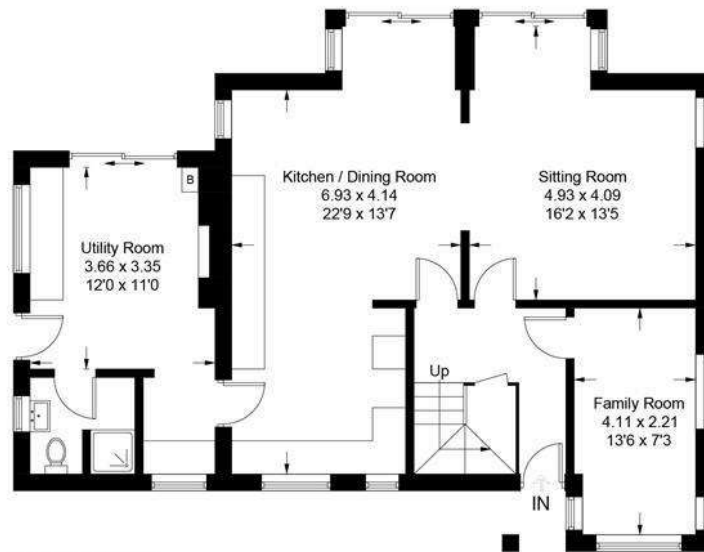
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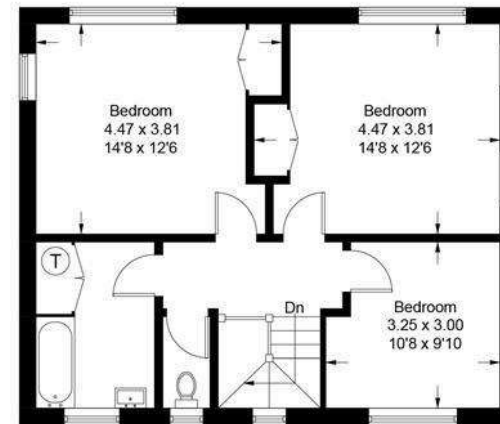
Approximate Gross Internal Area = 145.6 sq m / 1567 sq ft
Outbuildings = 97 sq m / 1044 sq ft
Total = 242.6 sq m / 2611 sq ft (Including Garage)



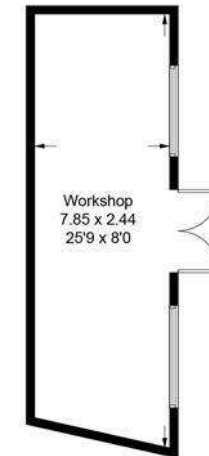
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID696457)

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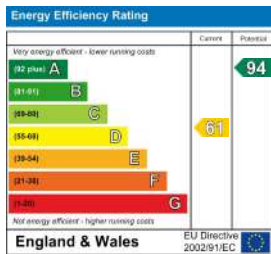
HOUSE INFORMATION

Approximate total gross internal area: House 1,567 sq ft / 145.6 sq m; Outbuildings 1,044 sq ft / 97 sq m. Total 2,611 sq ft / 242.6 sq m (including Garage).

Services: Mains water, electricity and gas.
Gas-fired central heating. Private drainage.

Local authority: Waverley Borough Council.
Tel: 01483 523333..

Viewing: Strictly by appointment. Tel: 01483 266700.



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