



14 Worcester Drive, Cranleigh. GU6 7FW
£735,000



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ESTATE AGENT
Est. 1991



- Well presented four bedroom detached house
- Popular edge of village modern development
- Triple aspect kitchen/dining room
- Utility room
- Two bathrooms (one ensuite)
- Substantial amount of driveway parking including double garage
- No onward chain

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. There is a vibrant Arts Centre with café and attracts a wide variety of music, performing arts and cinema. 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.



14 Worcester Drive

Cranleigh

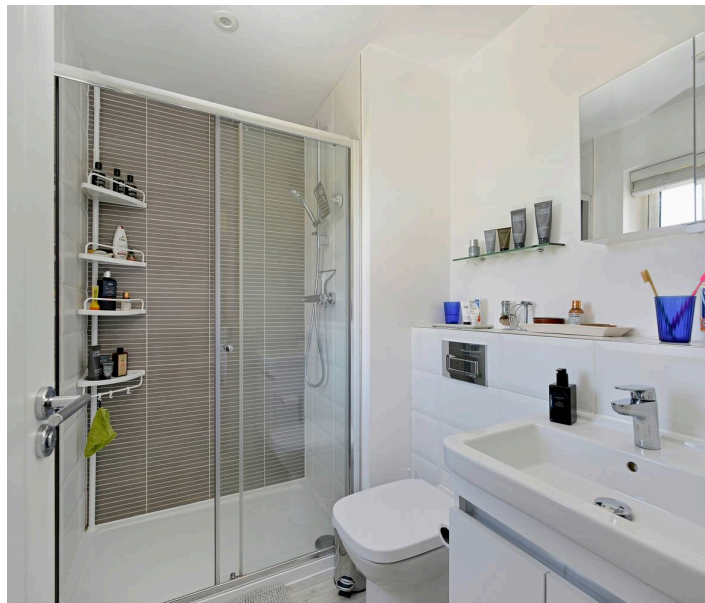
A well presented detached four bedroom family home situated on this prestigious modern development by Cala Homes. The accommodation is arranged over two floors and features a sitting room, a study and and bright and airy triple aspect kitchen/dining room with double doors to garden and utility room off. Completing the ground floor there is a cloakroom. On the first floor, there is a main bedroom with built in double wardrobe cupboards and ensuite shower room, three further bedrooms and a family bathroom. Outside, one of the key features of this property is its unique amount of off road parking, where there is space for at least four or five cars in front of the detached double garage. Side access to the rear garden, which has been beautifully landscaped, with a paved patio stepping onto lawns with flower and shrub borders around. Steps up to a side access with wrought iron railings leading to a useful storage area to the rear of the garage and personal door to the garage. Offered for sale with no onward chain, we highly recommend an early visit to fully appreciate the accommodation on offer.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

Development management charge: approx £400 pa



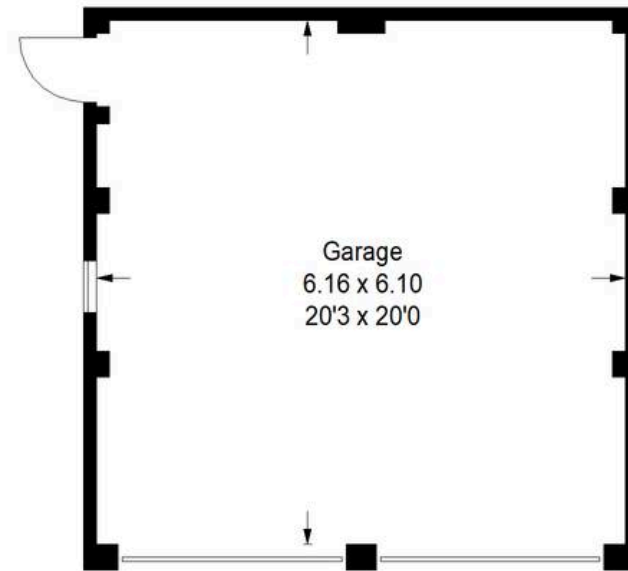


Worcester Drive, Cranleigh

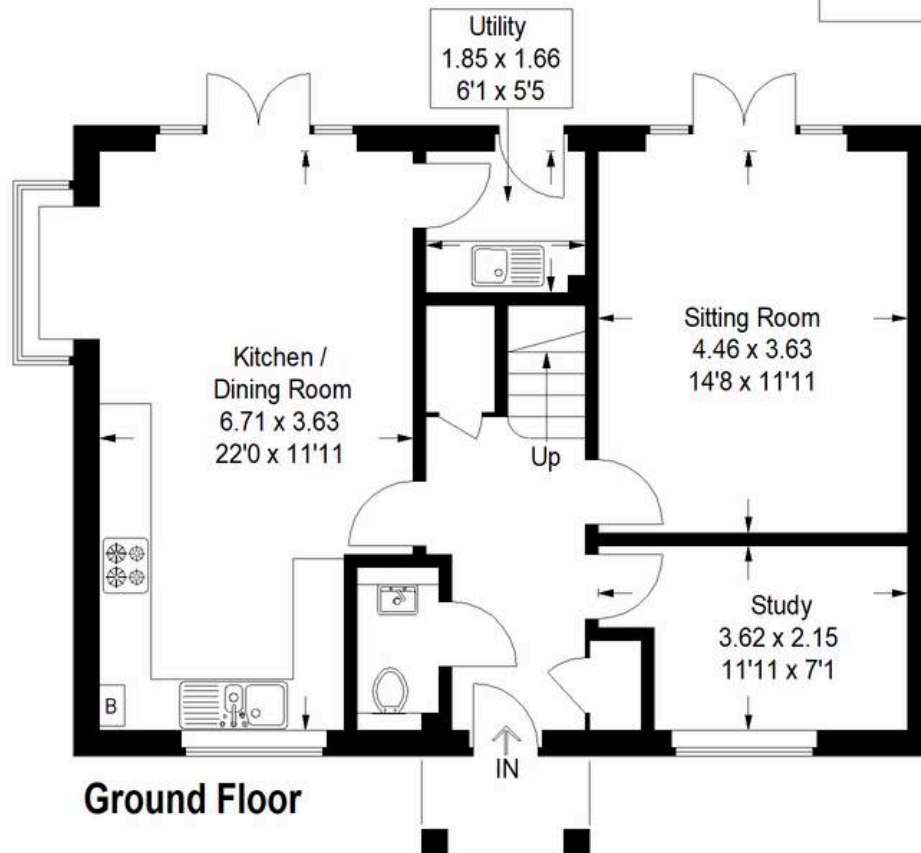
Approximate Gross Internal Area
Ground Floor = 65.8 sq m / 708 sq ft
First Floor = 63.4 sq m / 682 sq ft
Garage = 37.5 sq m / 404 sq ft
Total = 166.7 sq m / 1794 sq ft



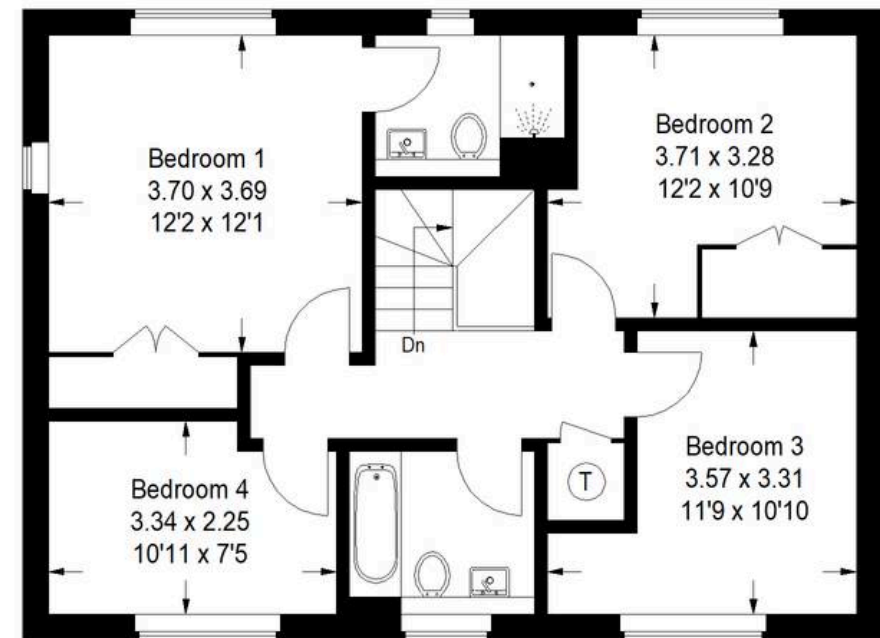
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



(Not in position)



Ground Floor



First Floor



Roger Coupe Estate Agent

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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.