

9 Napper Place, Cranleigh. GU6 8DG

£589,950

ROGER COUPE ESTATE AGENT
your local property experts Est.1991







9 Napper Place

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. Lovely countryside surrounds the village, perfect for country walks.

Council Tax band: E, Tenure: Freehold, EPC Energy Efficiency Rating: C, EPC Environmental Impact Rating: D

9 Napper Place

Cranleigh

A beautifully presented detached home tucked away in a small cul-de-sac within the popular 'Hitherwood' area of Cranleigh. The property benefits from having been extended over the years to provide a spacious and bright open plan kitchen/dining room featuring air conditioning and over looking the garden. Continuing on the dual aspect sitting room is over 21 ft long and a ground floor shower/cloak room completes the accommodation. Moving to the first floor, there are three bedrooms, all double in size, with built in/fitted wardrobes, and a well appointed bathroom completes the accommodation. Outside the property enjoys plenty of parking to the front in addition to the garage, the mature and private rear garden benefits from a Westerly orientation for afternoon and evening sunshine. We highly recommend arranging a viewing to fully appreciate this lovely home.

- Cul-de-sac position
- Well presented detached home
- Vendor suited
- Garage and parking
- Mature garden
- Three double bedrooms
- Extended kitchen/dining room
- Bathroom and shower room









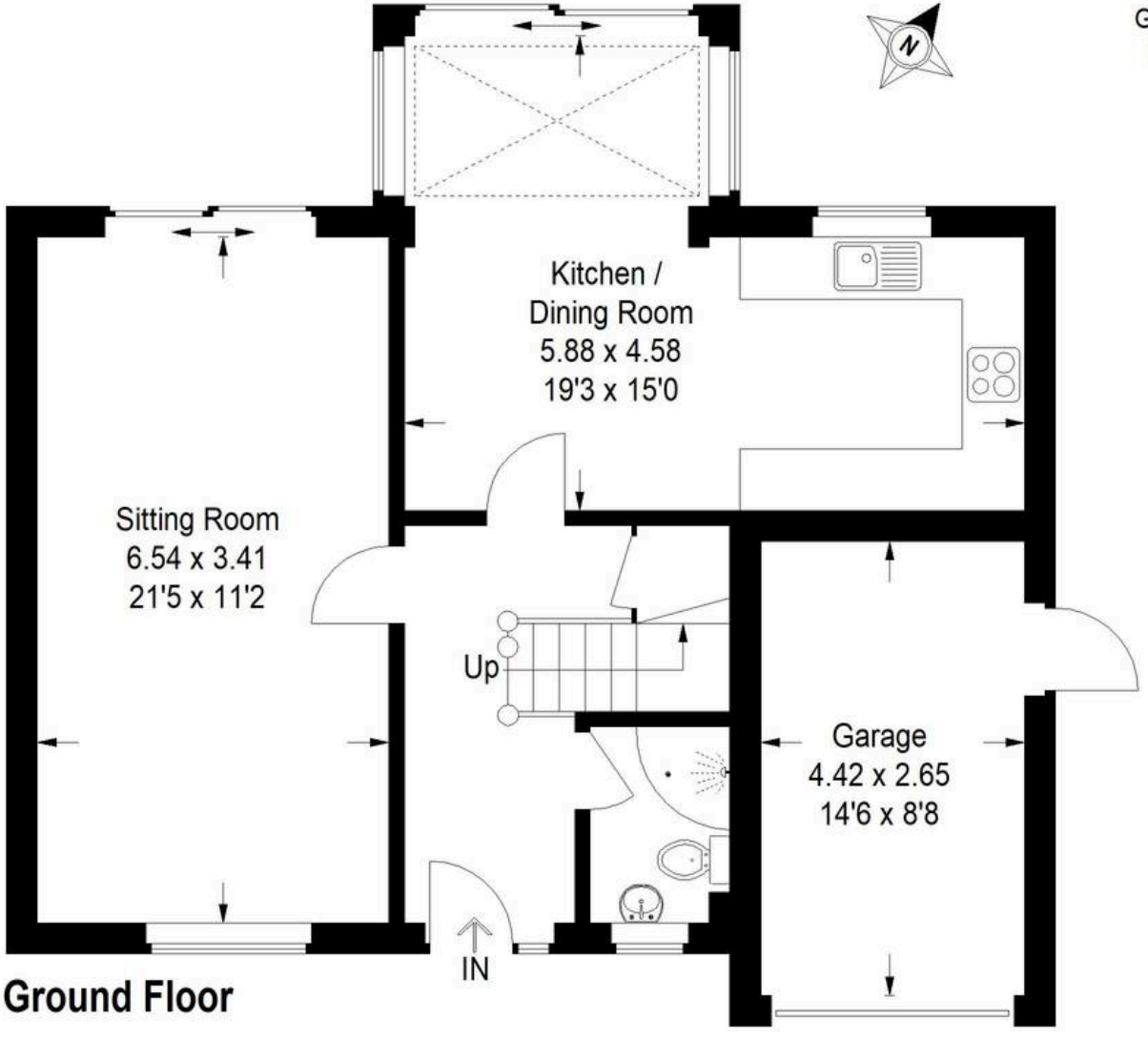




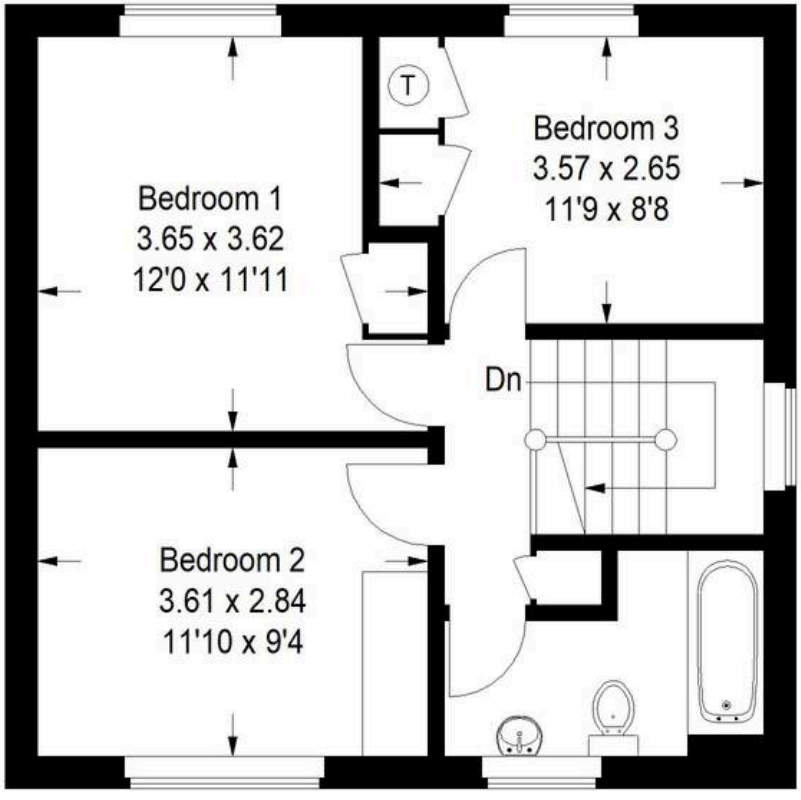


Napper Place, Cranleigh

Approximate Gross Internal Area
Ground Floor = 59.1 sq m / 636 sq ft
First Floor = 44.6 sq m / 480 sq ft
Garage = 11.4 sq m / 123 sq ft
Total = 115.1 sq m / 1239 sq ft



Ground Floor



First Floor

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.



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.