

2 Rose Cottages Guildford Road, Cranleigh

GU6 8LS £540,000

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2 Rose Cottages Guildford Road

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: E

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An attractive tile hung semi detached cottage situated off The Common on the edge of the village. The property sits in good sized grounds, predominantly to the front and side with driveway and pretty cottage gardens with large expanses of lawns and well stock flower borders. The accommodation is arranged over two floors with open plan sitting and dining room with fireplace, kitchen, conservatory, ground floor bathroom and study area. On the first floor there are two double bedrooms and a cloakroom. Outside there is a good sized driveway providing plenty of parking leading to a garage. The property is now dated and would benefit from upgrades, but has great potential to extend subject to the usual consents. Offered for sale with vacant possession.

- Pretty semi detached character cottage
- Huge potential to update and extend stpp.
- Semi rural edge of village location just off The Common
- Open plan sitting/dining room with fireplace
- Two double bedrooms
- Upstairs cloakroom
- Large driveway leading to a garage
- Pretty cottage gardens
- No onward chain











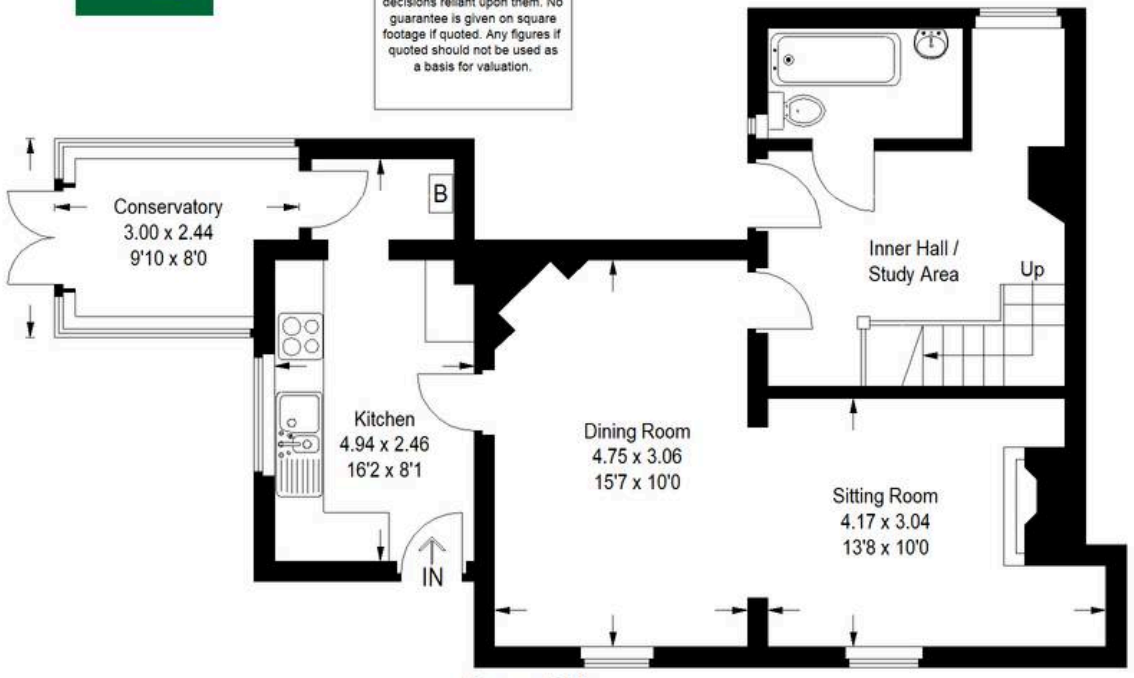




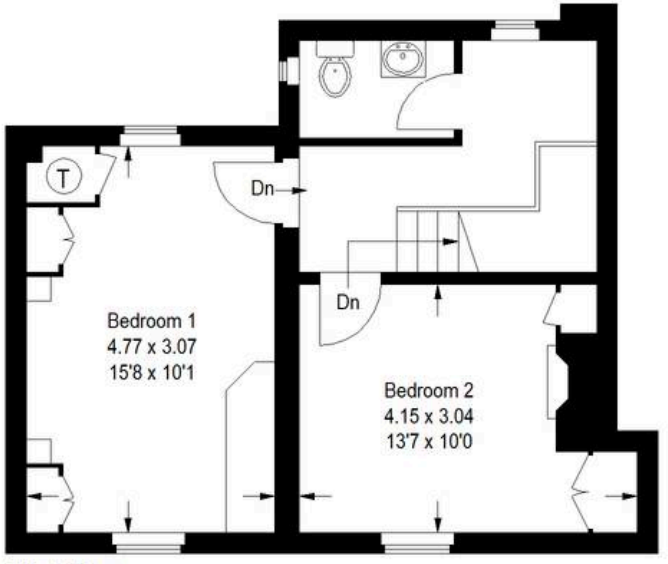
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This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if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

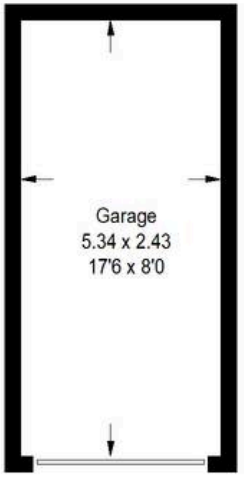
Approximate Gross Internal Area
Ground Floor = 62.1 sq m / 668 sq ft
First Floor = 38.5 sq m / 414 sq ft
Garage = 13.1 sq m / 141 sq ft
Total = 113.7 sq m / 1223 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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.