

Windycot Bookhurst Road, Cranleigh

GU6 7DW £595,000

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Windycot Bookhurst Road

Cranleigh

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: D, EPC Environmental Impact Rating: D

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A detached two bedroom bungalow situated on a good sized garden plot backing onto Cranleigh Agricultural Ground with distant views to the Surrey Hills. The extended accommodation comprises of a sitting room, large open plan kitchen/breakfast room, two double bedrooms and a family bathroom. There is a further extension behind the single garage creating a superb garage workshop/home gym which is built to habitable use regulations. Outside, there is a driveway providing plenty of parking and a large garden to the rear with paved patio leading onto extensive lawns. We highly recommend a visit to fully appreciate the accommodation on offer and the further potential that the property offers.

- Detached bungalow
- Two double bedrooms
- Extended kitchen/breakfast room
- Modern shower room
- Superb workshop/home gym
- Single garage
- Large garden backing onto farmland








MIRAFIT

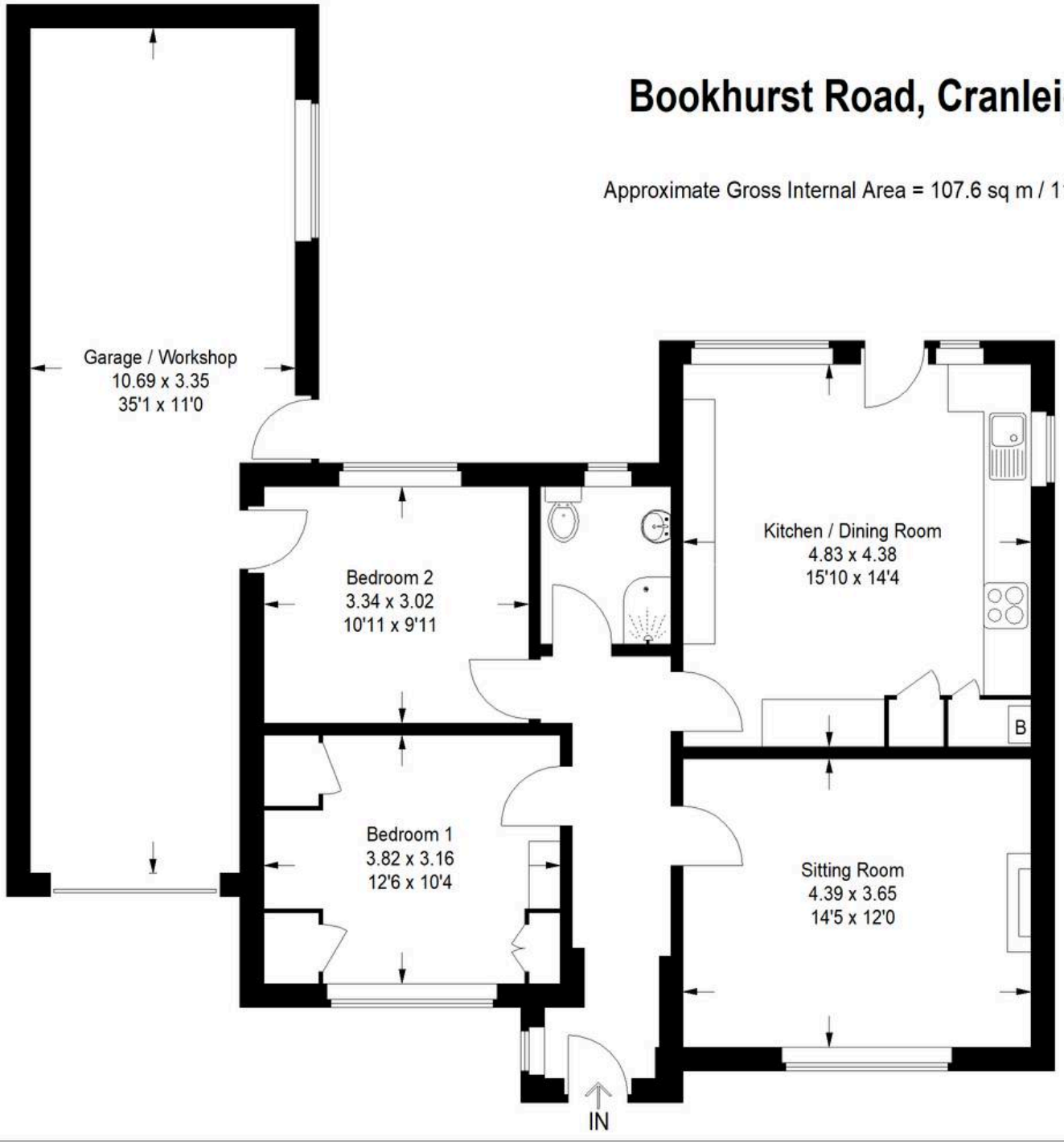

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Approximate Gross Internal Area = 107.6 sq m / 1158 sq ft







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.



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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.