



16 Lorimer Avenue, Cranleigh GU6 8WQ





Property Description

Guide Price: £650,000

- Beautifully presented Berkeley Homes House
- Three Bedrooms
- Two Bathrooms
- Double aspect Living Room
- Double aspect Kitchen/Dining Room/family room
- Solar panels plus Gas fired heating
- South facing garden
- Garage
- Walking distance to Cranleigh High Street
- Freehold
- Council Tax: E EPC: A

A stunning nearly new three bedroom semi-detached home built by Berkeley Homes in 2021 on the prestigious Leighwood Fields development.

The property has accommodation arranged over two floors, having a welcoming reception hall, cloakroom, double aspect sitting room with patio doors to garden and double aspect fitted kitchen/dining room/family room fitted with a comprehensive range of units under stone surfaces with quality integrated appliances.

Stairs rise to the first floor, where there is a delightful full height picture window that bathes the property in sunlight given its southerly rear aspect. There are three double bedrooms, all with fitted wardrobes with the principal bedroom having a en-suite bathroom and a family bathroom completes the first floor. The property enjoys a good amounts of storage and benefits from an A rating EPC with gas fired heating and solar panels.

Outside, there is plenty of off-road parking leading to a detached single garage, which is currently partitioned providing a garden store area and home office/gym area or occasional annexe. The garden has a paved patio, lawns with flower and shrub borders around and all enjoys a bright and sunny southerly aspect. We highly recommend a visit to fully appreciate the accommodation on offer.







The Area

The property is situated within close proximity to local amenities and enjoys access to the village centre either through the country park or along the Downs Link footpath into the village centre. 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 42 minutes.

Said to be the largest village in England, Cranleigh has so much to offer with numerous independent and national shops including Rawlings Butchers, Cranleigh Fish, Celebration Cakes, M&S Food Hall, Sainsburys, Co-Op, Boots, Superdrug and the Handymans Store. Fountain Square is the centre of Alfresco entertainment and dining provided by the Richard Onslow pub/boutique hotel, Browns Gin & Tea bar, Pizza Express and Yangaz Café. There is also a Thursday market in Village Way car park. 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. Lovely countryside surrounds the village, perfect for country walks and horse-riding pursuits.

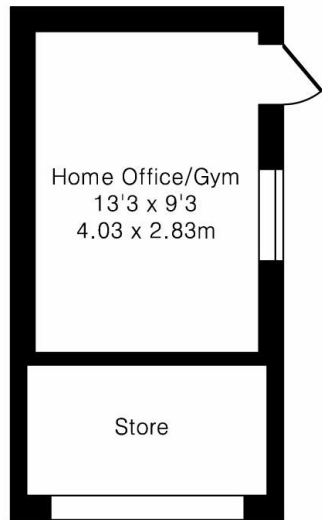


Approximate Gross Internal Area 1421 sq ft - 132 sq m

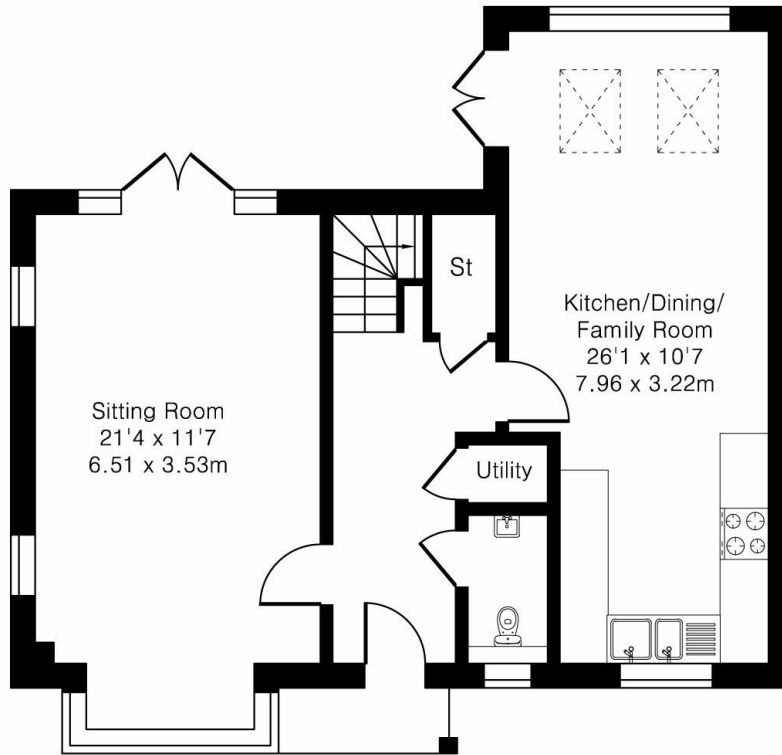
Ground Floor Area 674 sq ft - 63 sq m

First Floor Area 563 sq ft - 52 sq m

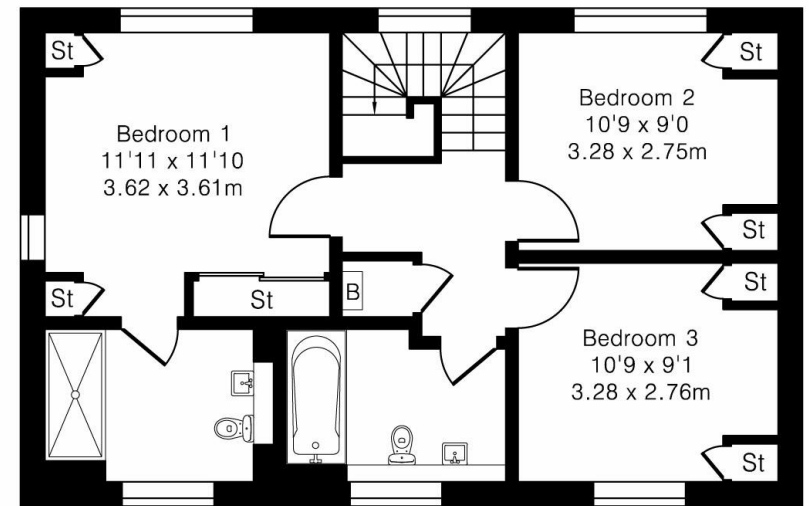
Outbuilding Area 184 sq ft - 17 sq m



Outbuilding



Ground Floor



First Floor



Chantries & Pewleys

ESTATE AGENTS

Cranleigh Sales 01483 347888
cranleigh@chantriesandpewleys.com

Guildford Sales 01483 405222
guildford@chantriesandpewleys.com

Merrow Sales 01483 347100
merrow@chantriesandpewleys.com

Shalford Sales 01483 304344
shalford@chantriesandpewleys.com

Lettings 01483 405222
lettings@chantriesandpewleys.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

