



44 Longhurst Avenue, Cranleigh GU6 8FG





# Property Description

Guide Price: £700,000

- Detached home built in 2022 with a neutral interior
- Open plan kitchen/dining room with French doors to the garden
- Four double bedrooms, one with ensuite shower room
- Sitting room with wall panelling and views across open common land
- Study
- Easy to maintain rear garden, mostly laid to lawn
- Off street parking and single garage
- Easy access to Cranleigh village
- Freehold
- EPC: B Council Tax: F



This impressive detached home with an attractive neutral interior, built in 2022, boasts four double bedrooms, an open-plan kitchen/dining area, a cosy separate lounge and study. Nestled in a tranquil location, it offers lovely views to open common land yet is within convenient proximity to Cranleigh village.

Well presented with a maintenance friendly rear garden and separate single garage. The welcoming hallway with a spacious w/c, boasts wood effect flooring which flows seamlessly through to the kitchen/dining area. The sitting room enjoys a front aspect featuring attractive wall panelling, a second reception room also sits to the front currently being used as a study. A stylish kitchen/diner, with integrated appliances; fridge freezer, oven, grill and dishwasher, Shaker style units and contrasting work surfaces and French doors opening on to the rear patio and garden as well as a separate under stairs cupboard for further storage.

On the first-floor, there are four double bedrooms. The principal bedroom additionally has fitted mirrored wardrobes, stylish wall panelling, a view across open common land and an ensuite shower room. The contemporary family bathroom has tiled walls and a screened shower over the bath. There is also a laundry storage cupboard on the landing and access to the loft.

Outside a driveway offers off street parking and leads to the single garage. The private rear garden is low maintenance being mostly laid to lawn, with four attractive bay trees and flowerbeds filled with a variety of shrubs. There is a small patio area leading to a side gate offering access to the driveway.

Situated conveniently with access to the Downs Link and close to the centre of Cranleigh with its wealth of amenities. We recommend that this superb family home should be viewed to be fully appreciated.









## The Area

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 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 Handyman's Store. Fountain Square is the centre of Alfresco entertainment and dining provided by the Richard Onslow pub/boutique hotel and town centre cafés. 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. The Downs Link footpath and bridleway passes to the west of the High Street and follows the route of the old railway line between Guildford and Shoreham.



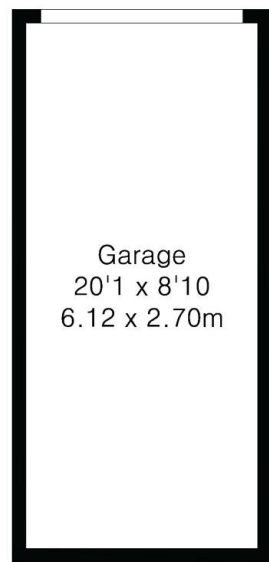


**Approximate Gross Internal Area 1534 sq ft - 143 sq m**

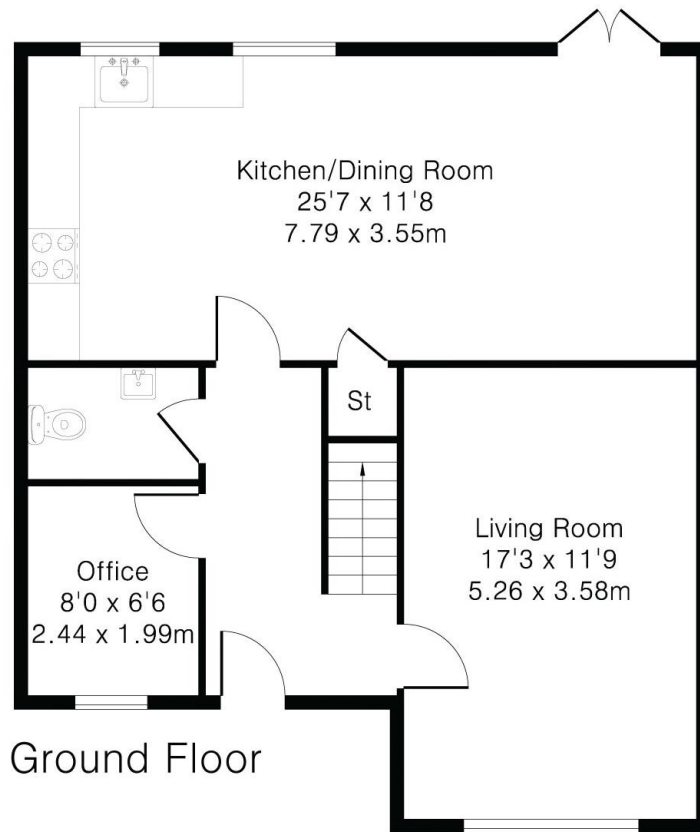
Ground Floor Area 678 sq ft – 63 sq m

First Floor Area 678 sq ft – 63 sq m

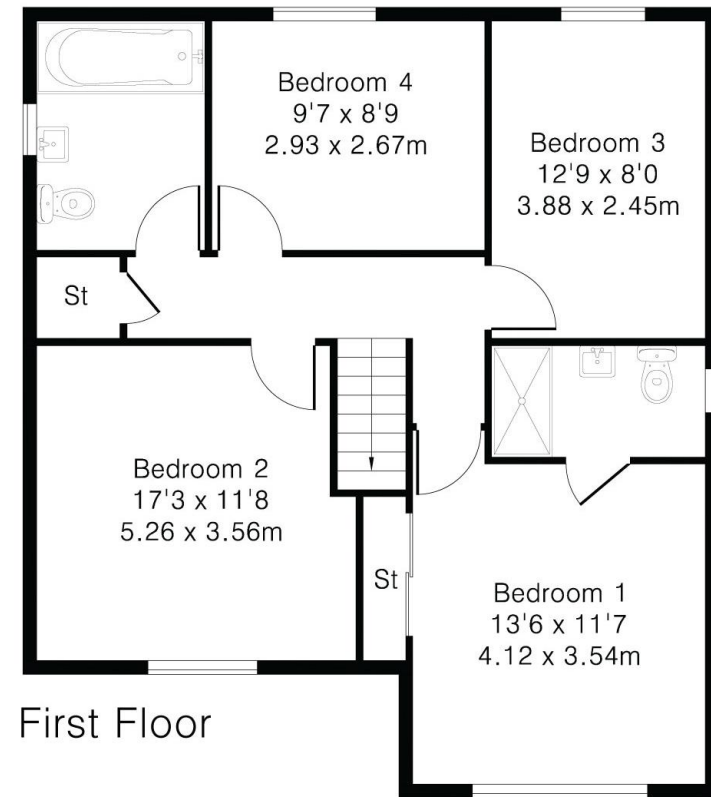
Garage Area 178 sq ft – 17 sq m



Garage



Ground Floor



First Floor





# Chantries & Pewleys

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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.

