



Dunsfold Road, Alfold, Cranleigh

£487,500

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Upon approaching, this cottage boasts charming character features with a tile hung façade. The property benefits from an electric gated driveway that can accommodate up to four cars and additional gated side access. Upon entering through the entrance porch, the kitchen can be found, which consists of several grey coloured wall and base units, a solid oak worktop, beamed ceiling and a built-in gas hob and cooker. Further benefits of the kitchen include a charming outlook to the front garden, checked tiling and ample space for a dining table along with ample work top space – perfect for those who love to cook and entertain. Following through the property, the living area is full of character features offering a feature fireplace with a dual burning log stove, beamed ceiling and cottage style doors leading to adjoining rooms. The living area is a bright area benefiting from a bay window and double French doors providing side access to the patio area and rear garden. To the rear of the property, the master bedroom is located following the same charming cottage features as the living room. The room is spacious benefitting from a walk-in closet with sky light and an en suite shower room, comprising of an overhead shower, toilet and basin – the convenience is brilliant. Adjoining the living area, the family bathroom comprises of a roll top bath, a Burlington throne seat toilet and basin.

Leading to the first floor, two double bedrooms can be found. One with a front outlook and the other with a dual outlook, overlooking the playing fields. The bedroom to the front of the property is currently used as a home office but would comfortably accommodate a double bed.

The exterior of the property is home to a wrap around garden and patio area and has been beautifully presented. From the shingled driveway, a wrought iron gate and path leads up to the property and frames the partially front laid to lawn garden. To the side of the property, a large patio area, with access to the living room, is a perfect space for entertaining and currently accommodates garden seating and firepit. Towards the rear, the laid to lawn garden has been bordered with mature flower beds and shrubbery and benefits from a detached timber garden shed.

- Detached Character Cottage
- Original Character Features
- Private Detached Garage
- Sought After Location
- Private Rear Garden
- Easy Access Links To Guildford & Horsham
- In The Catchment Area For Great Primary & Secondary Schools
- Surrounded By Playing Fields
- Three Miles From Cranleigh High Street
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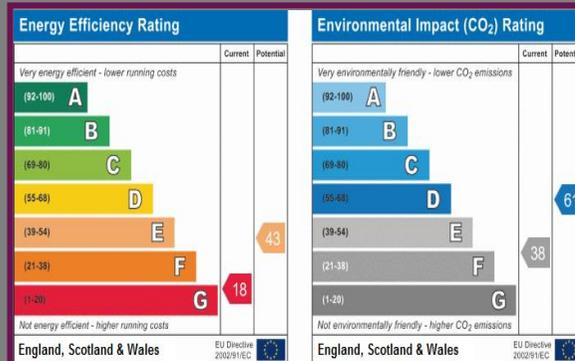
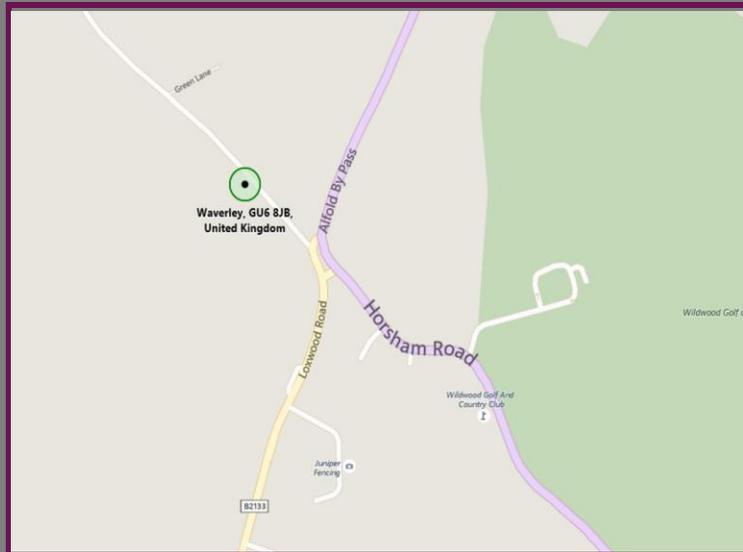


Floor Plan



Location

The property is situated in the popular village of Alfold which is approximately 3 miles from nearby Cranleigh village. Alfold itself has excellent access via road to Guildford (approximately 10 miles) and Horsham (approximately 7 miles). Nearby, a bus stop provides bus routes to both Guildford and Horsham as well as neighbouring villages and towns. There are several local pubs/restaurants nearby, a village shop, a church and playing fields. The nearby village of Loxwood offers further facilities such as a local butcher, hairdressers and more excellent pubs. The property is in the catchment for an excellent state primary school (Loxwood C of E) and one of the best state secondary schools in the area, The Weald in Billingshurst. For further amenities, Cranleigh village is a short drive away and offers a large selection of boutique shops, pubs, restaurants, coffee shops, three supermarkets, a leisure centre, an arts centre and various other establishments. Cranleigh also has a selection of excellent schools both primary and secondary. Guildford and Horsham provide train line links to London Waterloo and Victoria with commuting times being under an hour.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



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