

HOLDHURST FARM COTTAGES



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CRANLEIGH, SURREY, GU6 8JT

Available:

£2,550 PCM (Per Calender Month)

House - Semi-Detached, 2 Bedroom
2 Bathroom, 2 Reception
Unfurnished

Summary

Delightful three bedroom, three bathroom cottage that has been sympathetically refurbished to the highest standard in a rural location close to Cranleigh and surrounding villages.

Key Features

- Rural location
- Two Bedrooms
- Two bathrooms
- Bio Mass heating
- Off street parking
- Available late April





THE PROPERTY

Description

The property on the ground floor includes a modern kitchen/ dining room with stone worktops and integrated appliances as well as doors opening to the rear garden and parking area. There is also a separate reception room, study and downstairs W.C.

On the first floor are two double bedrooms, the master bedroom benefits from an en-suite shower room. There is a further family bathroom with large separate shower and bath, all finished to an extremely high standard. There is a landing area that could also be used as a third bedroom.

All materials used are of the highest quality, including steel framed double glazed windows and solid timber doors.

The property benefits from parking for two cars to rear of property.



Location

The property is located on the Holdhurst Farm Estate and has direct access to miles of walking in some of Surrey's finest countryside.

The cottage is a short distance from the centre of Cranleigh village. Guildford is 10 miles north, offering further shopping, business and cultural facilities. Road and rail communications are readily accessible with the A3 providing access to central London, the M25 and airports. Mainline services to London Waterloo take from 35 minutes.

The property is available late April.

EPC E



Alfold Road, Cranleigh, GU6

APPROX. GROSS INTERNAL FLOOR AREA 1395 SQ FT 130 SQ METRES



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Guildford

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