

GUILDFORD ROAD



GUILDFORD ROAD

CRANLEIGH, GU6 8LB

Three bedroom, detached bungalow in a private location with large garden gated drive and access to the Wey and Arun Canal towpath, available now.

Available:

£2,250 Per Month (Per Calendar Month)

Bungalow - Detached, 3 Bedroom, 1 Bathroom, 1 Reception,
Unfurnished

Key Features

- Private location
- Three bedrooms
- Modern kitchen
- Modern bathroom
- Access to Wey and Arun Canal towpath
- Available now





THE PROPERTY

Description

All the accommodation is on one level and the property is fitted with hard flooring and was recently refurbished throughout. There is a large living room with views over the large garden and fields. a modern kitchen with electric cooker and hob, dishwasher, washing machine and fridge/freezer. There are two generous bedroom and a third smaller bedroom that would suit as a nursery or study. The bathroom includes a heated towel rail, fitted light mirror and walk in shower with rainfall shower.

Outside the property is accessed via a gated drive with a large lawned area to the front of the property, enclosed by hedges. There is an abundance of parking available.

Heating is an oil fired system, water is provided from the mains and recharged by the landlord off there supply by sub meter, waste water is via septic tank. It is recommended that Starlink is used for internet due to fibre not being available.



Location

The property is located between Cranleigh and Dunsfold and offers a sense of privacy whilst still being having convenient access to Cranleigh, Guildford and Horsham via the A281. There are bridle paths very close to the house with access onto the Wey and Arun Canal towpath which provide ample walking opportunities.

EPC E

Waberley Borough Council tax band C

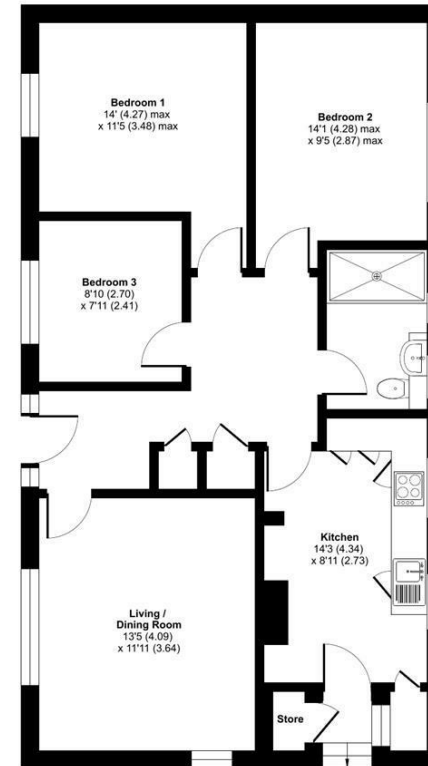
Holding deposit

To check broadband and mobile phone coverage please visit Ofcom here: ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker



Mill Farm, Guildford Road, Cranleigh, GU6

Approximate Area = 827 sq ft / 76.8 sq m
Outbuilding = 6 sq ft / 0.5 sq m
Total = 833 sq ft / 77.3 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rickcom 2026. Produced for Grantleys. REF: 1464860

Guildford

Poyle House 24 Epsom Road
Guildford
Surrey
GU1 3LE

Tel: 01483 407600

