



**Price**  
**£700,000**

**Freehold**

3x  1x  1x 

**Mead Road, Cranleigh,  
Surrey, GU6**

**OVER 60?**

Secure this property  
for up to **59% less!**

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Helping you move forwards

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge : 14'2 into bay x 11'3 (4.32m x 3.43m)

Playroom: 11'1 x 10'6 (3.38m x 3.20m)

Kitchen/Diner: 16'5 x 10'8 (5.01m x 3.25m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 12'1 x 11'1 (3.69m x 3.38m)

Bedroom 2: 11'3 x 11'2 (3.43m x 3.41m)

Bedroom 3: 8'11 x 7'1 (2.72m x 2.16m)

### SECOND FLOOR

Landing

Loft Room 1: 11'2 x 8'4 (3.41m x 2.54m)

Loft Room 2: 10'5 x 8'9 (3.18m x 2.67m)

Family Bathroom

### OUTSIDE

Cabin: 38'0 x 18'0 (11.59m x 5.49m)

Cabin Kitchen: 10'4 x 9'11 (3.15m x 3.02m)

Cabin Storage Room: 9'11 x 7'11 (3.02m x 2.41m)

Front Garden

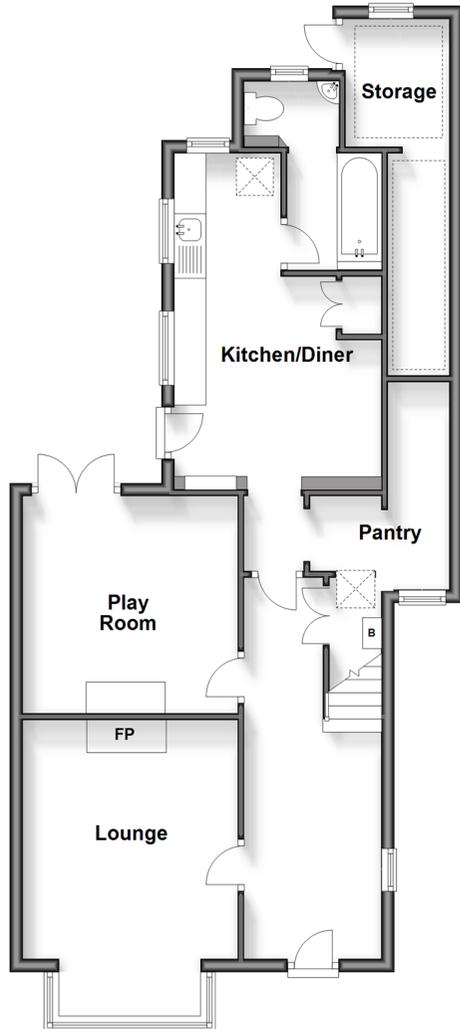
Rear Garden

Shared Driveway

Off Road Parking

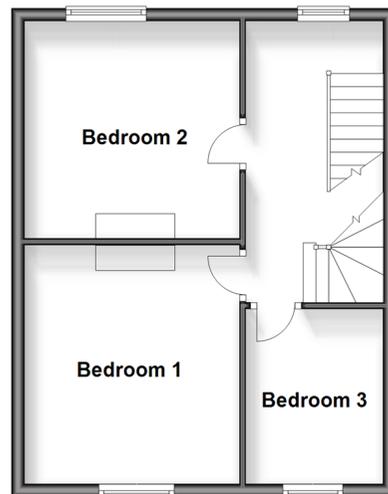
### Ground Floor

Approx. 70.9 sq. metres (763.5 sq. feet)



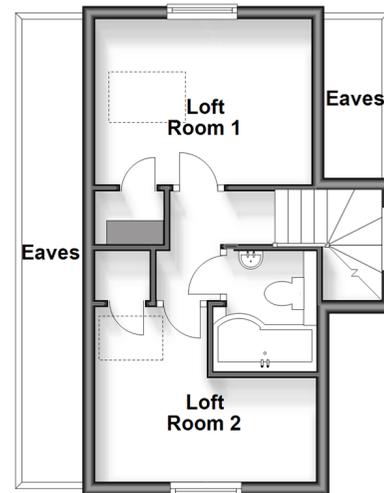
### First Floor

Approx. 40.5 sq. metres (436.0 sq. feet)



### Second Floor

Approx. 26.1 sq. metres (280.6 sq. feet)





## Main features

- A wonderful period home within walking distance of the village centre and local schools
- Potential to be extended - subject to planning permission
- Third floor has two spacious rooms currently being used as bedrooms
- Huge home office with a shower room and kitchen
- Close to great countryside walks



### Nearest Schools

Primary Schools: St Cuthbert Mayne Catholic 0.4 miles, Cranleigh C of E 0.8 miles, Park Mead 1. miles

Secondary Schools: Glebelands School 0.8 miles, Cranleigh School 1.4 miles (private)



### Transport Information

Train Stations: Bramley & Wonersh 6.2 miles, Ockley 8.7 miles, Milford 8.9 miles



### Address

Mead Road, Cranleigh, Surrey, GU6



### Directions

For directions to this property please contact us.



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Call Cranleigh Branch 01483 271567 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
E(43)	C(72)

20306487/20240426/CH/KAB