



A detached family house set in a generous plot

Apple Tree Cottage, Cranley Road, Guildford, GU1 2JW

Freehold



3 reception rooms • 4 bedrooms • Integral garage and driveway • Large rear garden • No onward chain • Central location

Description

Located in one of Guildford's most desirable locations, Apple Tree Cottage is an impressive detached house offering excellent accommodation. Set over two floors, this well presented property is set behind a spacious driveway and comprises a 23'4 sitting room with French doors onto the gardens, leading into a separate dining room. The ground floor also consists of a study, shower room, utility room, kitchen/breakfast room and access to an integral garage.

The first floor consists of four double bedrooms, a family bathroom and separate WC, all of which are accessed from a spacious landing area.

The rear garden is large for central Guildford and mostly laid to lawn with mature borders. An internal viewing is highly recommended.

Local info

The property is located in a quiet and particularly popular residential area about one mile from Guildford town centre. Within the area is Pit Farm Tennis Club and a large selection of renowned private schools including Tormead, Lanesborough, Guildford High and the Royal Grammar School as well as excellent primary and secondary state schools.

London Road Station with services to Waterloo in about one hour is within one mile whilst the mainline station (about 1.9 miles) has fast and frequent services to Waterloo in 38 minutes. The A3 provides access to central London, the south coast and via the M25 to Heathrow and Gatwick Airports. The wide open spaces of Stoke Park are within one mile as is access to miles of beautiful walking countryside on the Downs.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

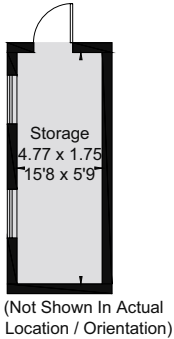
Viewing

Strictly by appointment with Savills.

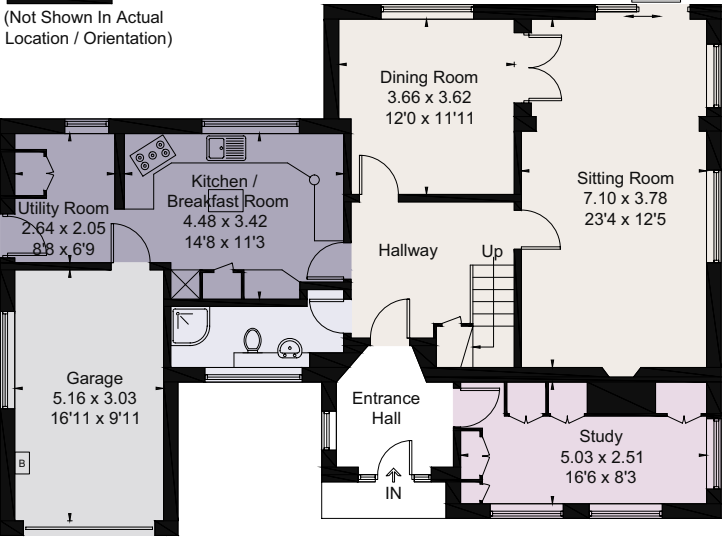




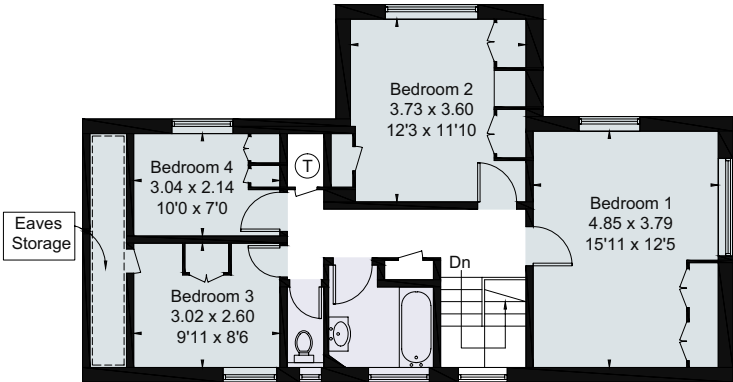
Apple Tree Cottage, Cranley Road, Guildford, GU1 2JW
Approximate Floor Area 165.3 sq m / 1779 sq ft (Excluding Eaves Storage)
Garage 15.6 sq m / 168 sq ft
Storage 8.3 sq m / 89 sq ft
Total 189.2 sq m / 2036 sq ft




(Not Shown In Actual Location / Orientation)

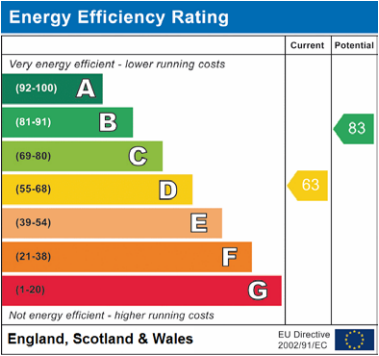


Ground Floor



First Floor

 = Reduced headroom below 1.5m / 5'0"



For identification only. Not to scale. © 190911GGP

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