



EPC: B

Box Grove, Cranleigh, Surrey

Asking Price: £750,000

Gascoigne-Pees







Nestled in a tranquil cul-de-sac comprising just four exclusive homes, this impeccably presented new build semi-detached house offers outstanding contemporary living in the very heart of Cranleigh village. Finished to an exquisite standard as part of the first phase of the prestigious Leighwood Fields Development by Berkeley Homes, the property boasts a beautifully landscaped and meticulously manicured south-facing garden is accessed though bi-fold doors and is perfect for relaxing or entertaining guests.

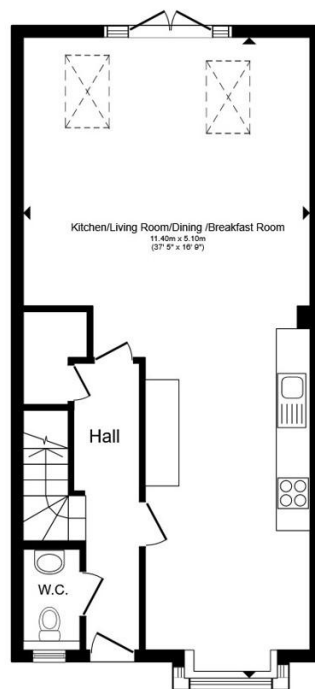
Step inside to discover an impressive open plan kitchen, dining and living area, thoughtfully designed for modern family life. The kitchen benefits from granite worktop and there is upgraded Amtico flooring and bespoke window shutters throughout the property. The space floods with natural light, creating a warm and inviting setting for both everyday living and social occasions. There is a downstairs washroom and a utility room for your convenience. Upstairs, there are three bedrooms, including a principal suite with luxury en-suite shower room. An additional family bathroom and a convenient downstairs washroom provide practical and stylish accommodation for all.

Outside, the property benefits from a private driveway and a spacious detached garage, offering ample space for a large vehicle along with secure storage for bikes and sports equipment—ideal for an active lifestyle. The home is in excellent condition throughout, reflecting careful attention to detail and quality craftsmanship.

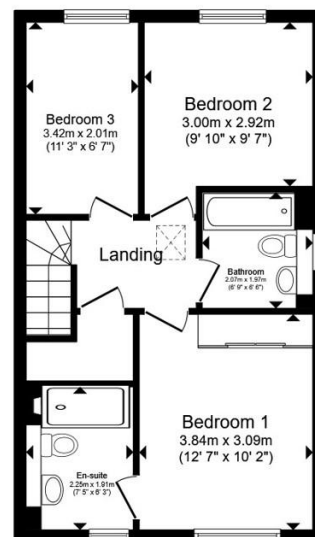
Just a stone's throw from Cranleigh's vibrant village centre, a wide array of shops, boutiques, restaurants, and welcoming public houses are right on the doorstep. Both M&S and Sainsbury's are conveniently close, making everyday errands a breeze. On the other side is the beautiful and tranquil Knowle Country Park. The stunning Surrey Hills countryside envelops the village, providing endless opportunities for scenic walks, cycling and outdoor pursuits. Families will appreciate the proximity to outstanding local primary and secondary schools, ensuring top-tier education options.

This superb property represents a rare opportunity to enjoy elegant, modern living in a sought-after village setting. To truly appreciate everything this home has to offer, arrange a viewing today.





Ground Floor



First Floor

Total floor area 102.5 m² (1,103 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io

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Council Tax Band: **E**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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