7 EXMOOR DRIVE

Cranleigh



Chantries & Pewleys

ESTATE AGENTS



AT A GLANCE

Three-bedroom semi-detached home built in 2018 by Crest Nicholson

Tucked away at the end of a cul-de-sac

Large landscaped, southwest facing walled rear garden with garden shed

20ft sitting and dining room with French doors to the garden

Wood-effect herringbone flooring across the main ground-floor areas

Separate kitchen with breakfast bar and patterned floor tiles

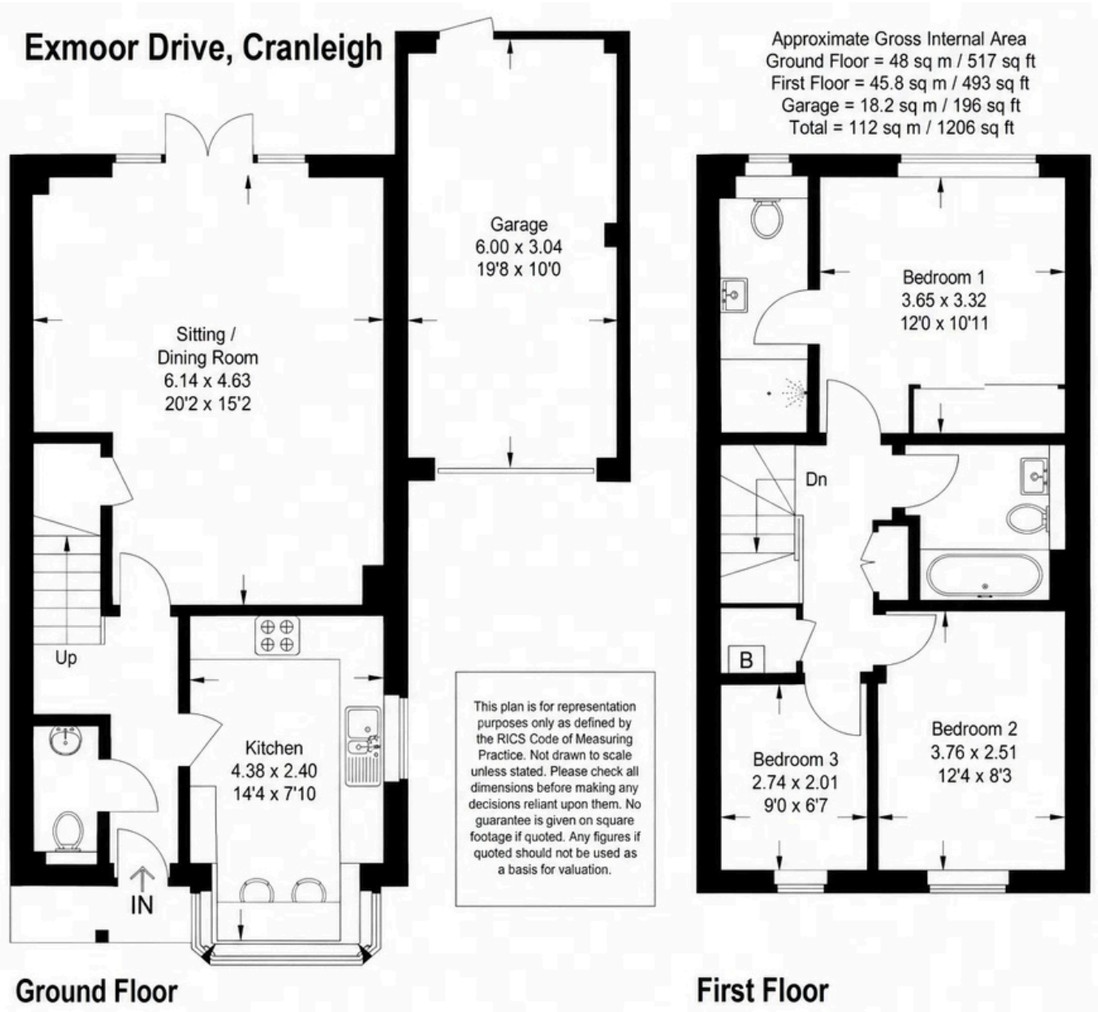
Principal bedroom with en-suite shower room and fitted wooden shutters

Two further bedrooms and a family bathroom

Garage with additional boarded loft storage and driveway parking for 2/3 cars

Landscaped patio, Silver Birch planting, garden lighting and automatic irrigation

Tenure: Freehold. **Council Tax Band:** E. **EPC:** B. **Estate Charge:** £548.45 per annum (26/27)



FROM THE AGENT

Set at the end of a small, peaceful cul-de-sac, giving the house a lovely tucked-away setting, with established planting around the approach – the extensive, thoughtful planting is an attractive feature of this whole development, which boasts an unusually spacious layout throughout.

The owners have given tremendous thought to numerous interior and exterior improvements. The parquet flooring runs through the hall and sitting room, while the southwest facing garden has been completely landscaped, with a generous patio, carefully chosen planting and lighting.

Warmly,

Gavin

Gavin Amberton
Director



LIVING & DINING

Set at the end of a cul-de-sac within a Crest Nicholson development completed in 2018, 7 Exmoor Drive occupies a particularly attractive position, with established planting helping to soften the approach and provides a spacious, leafy approach.

The sitting and dining room is the main living space, extending to just over 20ft in length and arranged with distinct areas for relaxing and dining. At the far end, French doors and adjoining windows draw natural light into the room and provide a direct connection to the southwest facing garden. The seating area has room for two substantial sofas, while the dining area comfortably accommodates a large table without interrupting movement through the space. The owners have replaced the original carpet with wood-effect herringbone flooring, introducing texture and continuity from the entrance hall into the main living area.

The relationship with the garden is particularly successful. With the doors open, the patio becomes a natural extension of the sitting room, while the dining table sits close enough to the garden to make the most of the outlook throughout the year.









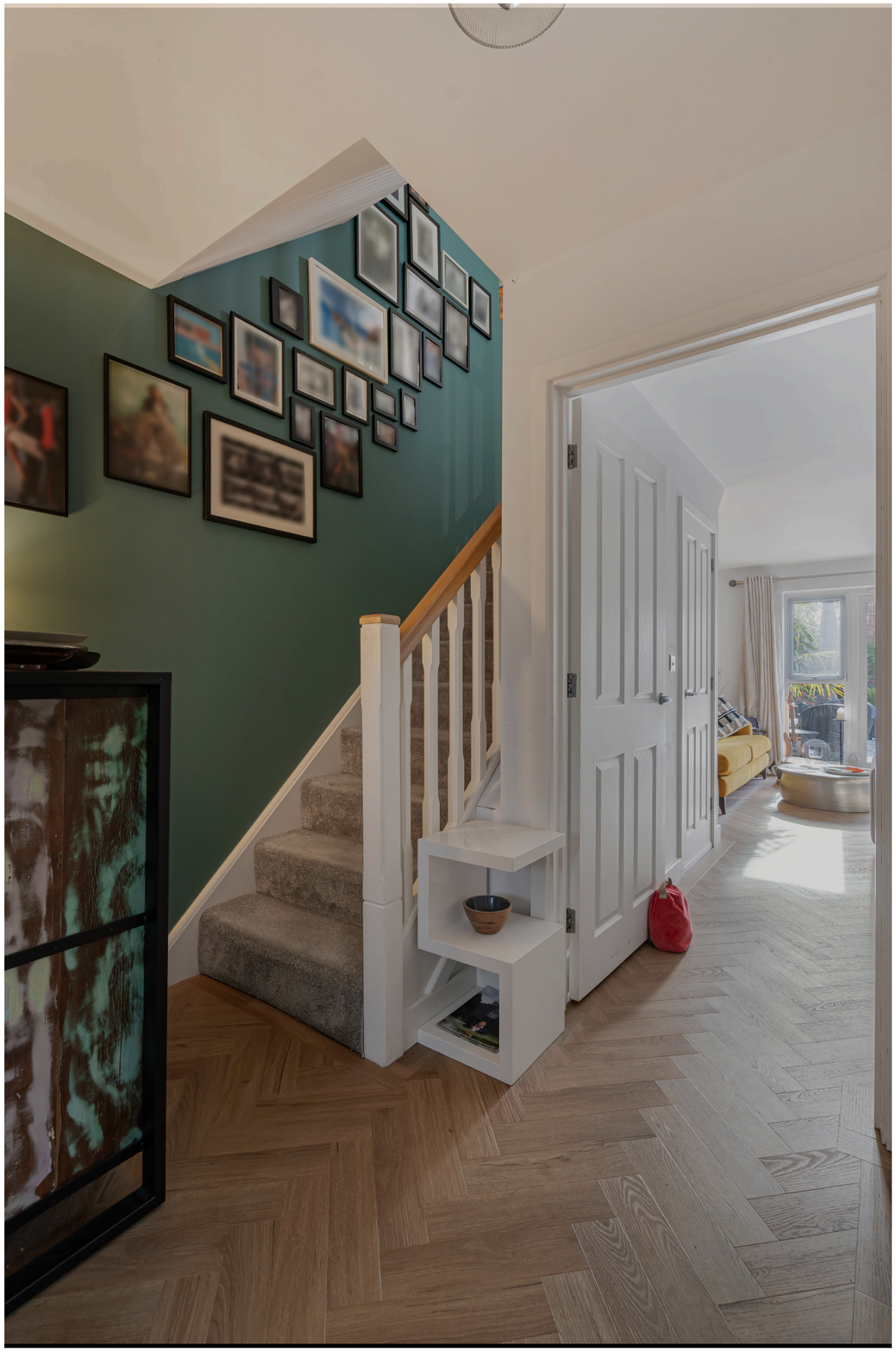
THE KITCHEN

The kitchen sits separately from the sitting and dining room, with a practical arrangement of fitted units and work surfaces along both sides. Wood-effect cabinetry is combined with lighter wall units, while the owners have introduced Karndean patterned floor tiles that give the room a distinct finish. Integrated cooking appliances, a gas hob and a sink positioned beneath the side window provide a straightforward working layout. A breakfast bar has also been added beneath the front window, creating a useful place for morning coffee or a meal, or to simply enjoy watching the birds.



















FIRST FLOOR

There are three bedrooms on the first floor, arranged around a central landing.

The principal bedroom is positioned to the rear of the house and has its own en-suite shower room. The owners have fitted wooden shutters to the window, giving the room a clean finish and providing control over light and privacy. There is space for a King Size bed with bedside furniture and additional storage provided by a floor to ceiling fitted, mirrored wardrobe.

Bedroom two is another comfortable double room, positioned at the front of the house, with space for a large wardrobe.

The third bedroom is smaller and currently arranged as a study, with shelving and desk space demonstrating how effectively it can work for someone working from home.

The house benefits from a large partially boarded loft with ladder access.

THE GARDEN





The southwest facing rear garden has been extensively landscaped by the current owners and is now one of the property's defining features. A generous paved Indian sandstone patio extends across the rear of the house, with plenty of space for outdoor seating and dining directly outside the French doors. Beyond this, a central lawn is framed by planted borders, with three Silver Birch trees introduced to provide height and structure as the garden matures.

The landscaping has been carefully considered beyond its appearance. New topsoil and turf have been installed, together with an automatic irrigation system for the planting and feature garden lighting, allowing the garden to be enjoyed well into the evening. The property also enjoys a wide area alongside the garage, which is the perfect spot for a barbecue/greenhouse and currently boasts a useful garden shed, and retractable clothes line. The combination of its south westerly aspect, usable patio space and established planting makes the garden a particularly striking feature of the house.

To the front, the owners have updated the approach with modern paving slabs and stone chippings, complementing the property's brick exterior and planted frontage. The driveway provides off-road parking for 2 to 3 cars and leads to the adjoining garage, which measures approximately 19ft 8in by 10ft. Additionally there is plentiful visitor parking nearby. The garage has been fitted with shelving, tool storage and partial boarding to the loft area, making better use of the available storage space.





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