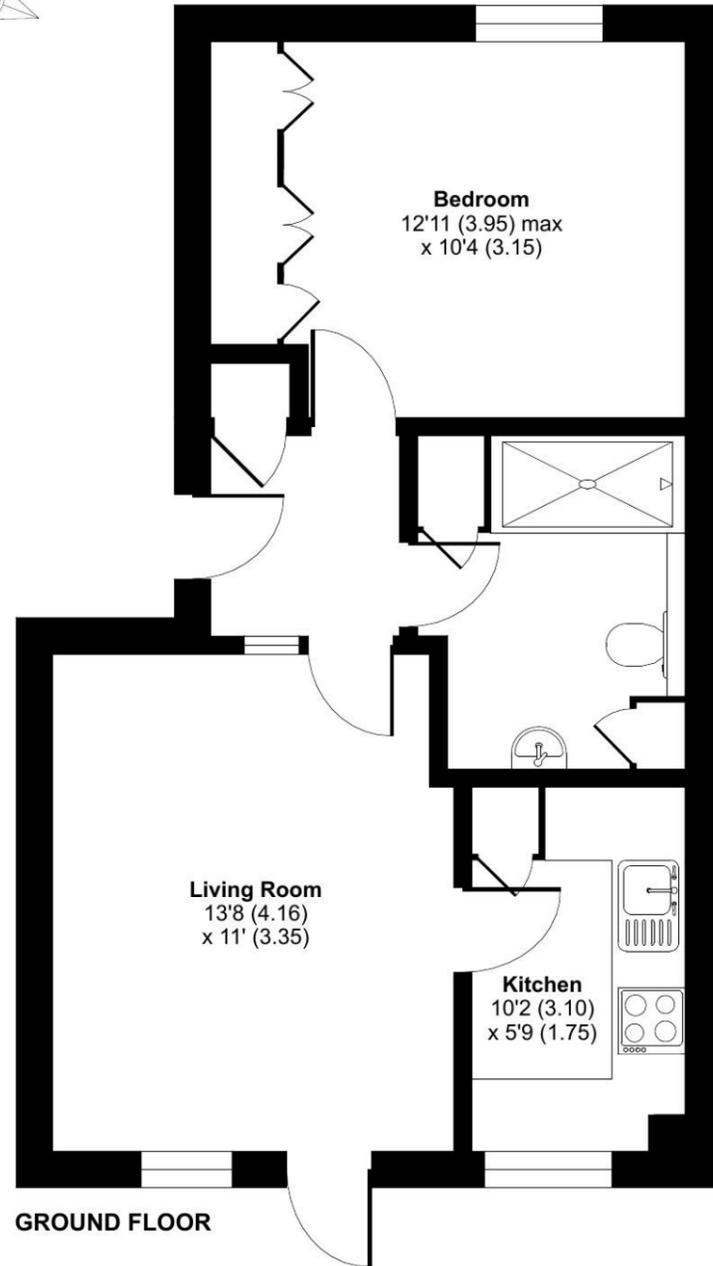


# Abbey Close, Elmbridge Village, Cranleigh, GU6

Approximate Area = 455 sq ft / 42.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for RV Services Limited (Retirement Villages). REF: 1415003

Talk to the team today to find out more or to arrange a visit:

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IRC | Integrated Retirement Community



# Elmbridge Village

Elmbridge Village is a thriving community where you can join in everything, or simply relax.

RETIREMENT VILLAGES

## 17 Abbey Close



*This charming one-bedroom ground floor flat offers light, comfort, and easy access throughout.*



Apartment



1 Bedrooms



1 Bathroom

### Key features:

- South Facing Patio
- Close To Facilities
- Newly decorated
- EPC Rating: C

£185,000

Leasehold\*



# Elmbridge Village is a thriving community where you can join in everything, or simply relax.

Elmbridge is just outside Cranleigh, eight miles southeast of Guilford. It has a vibrant high street made up of independent shops, cafes, restaurants and typical amenities such as supermarkets, leisure and health centres. From festivals and arts to the Cranleigh Bowls Club and the Cranleigh Cricket Academy, there is plenty going on year round.

### Amenities and features:

- Nature walk and allotments
- On site restaurant, bar and lounge
- A village shop
- Wellness centre
- Hair salon
- A packed calendar of events

This charming one-bedroom ground floor flat offers light, comfort, and easy access throughout. The living room opens directly onto a south-facing patio, creating a bright, welcoming space.

The bedroom is a comfortable double, with fitted wardrobes and space for additional storage. A modern fitted kitchen provides ample cupboard and worktop space benefiting from an integrated electric oven, separate hob and fridge freezer. While the bathroom is finished in a clean, contemporary style with a large shower, WC and wash hand basin. Overall, this is an attractive, easy-to-maintain home that combines indoor comfort with enjoyable outdoor space.

Elmbridge is a well-established village with 276 homes, including bungalows and apartments, set within in 27 acres of landscaped grounds. Located near the charming Cranleigh village, Elmbridge offers residents a range of amenities such as a restaurant, a lively bar, village hall, hair salon, croquet lawn, on-site store, library, and regular doctor's surgeries. Those with green fingers can enjoy our lively allotments, and there's a beautiful walking meadow and daily bus service for a well-rounded lifestyle.

