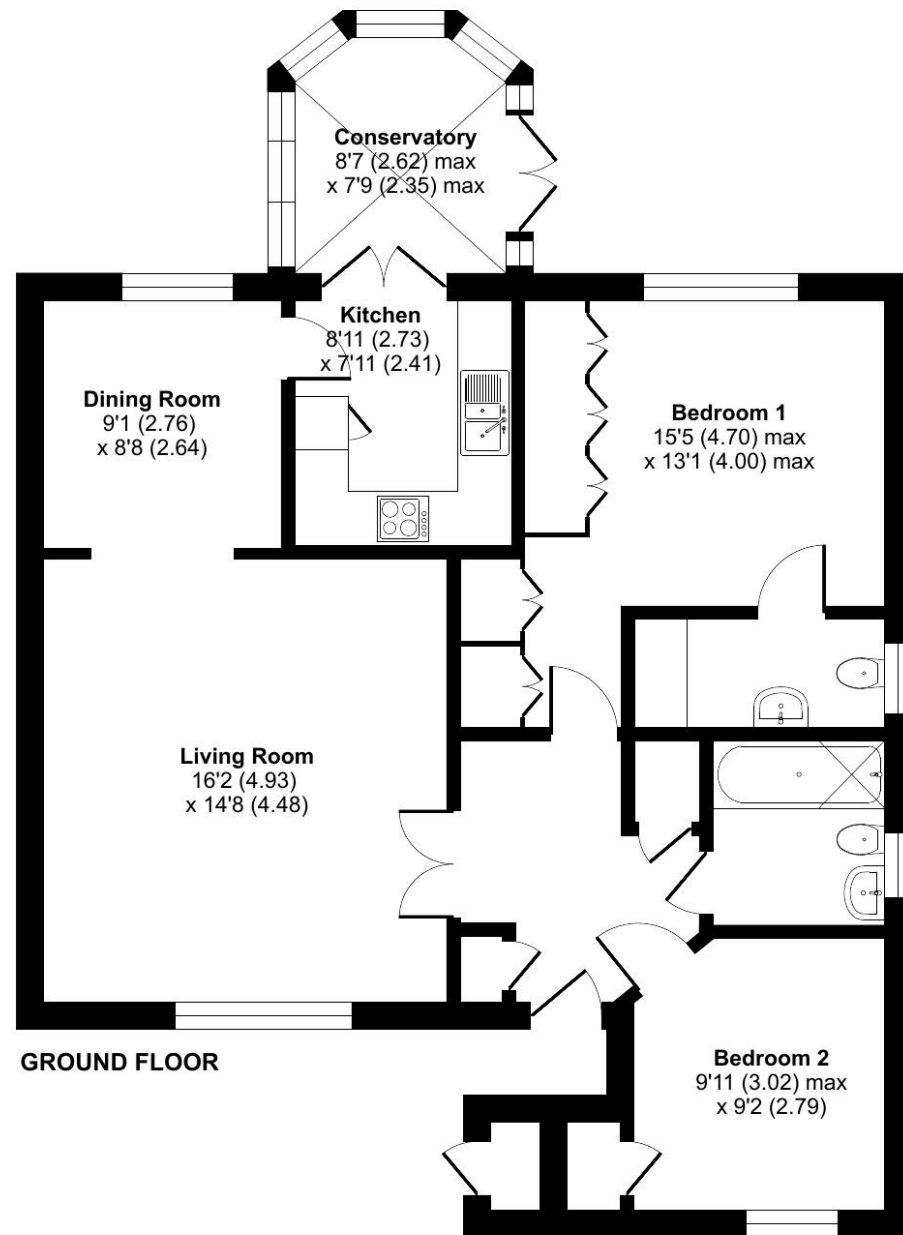


## Elmbridge Village, Cranleigh, GU6

Approximate Area = 934 sq ft / 86.7 sq m  
For identification only - Not to scale



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

01483 672 629 | [ElmbridgeVillageSales@retirementvillages.co.uk](mailto:ElmbridgeVillageSales@retirementvillages.co.uk)



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# Elmbridge Village

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

RETIREMENT VILLAGES

## 2 THEYDON COURT



*A detached bungalow with separate garage with views across the allotment offering spacious living accommodation*



Bungalow



2 Bedrooms



2 Bathrooms



Conservatory

### Key features:

- Detached bungalow
- Separate garage
- Allotment views
- EPC Rating: C

£600,000

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

Enjoying a delightful position overlooking the allotments and just moments from the walking meadow, this attractive two-bedroom detached bungalow offers spacious and beautifully balanced accommodation in a peaceful village setting. The front door opens to the hallway where all the accommodation leads from and includes: a double aspect reception/dining room with a door to the kitchen and conservatory. A fully fitted kitchen with a range of matching eye and base units and featuring an eye level Neff electric oven, integrated fridge freezer, electric hob and space for a dishwasher, leading to the conservatory which has French doors opening to a spacious patio overlooking the allotments. The Master bedroom has ample storage with five double wardrobes, en suite cloakroom with plumbing for a washing machine. Second bedroom and family bathroom with walk in shower completes the accommodation.

The property combines comfort, style, and an enviable connection to the surrounding landscape.

