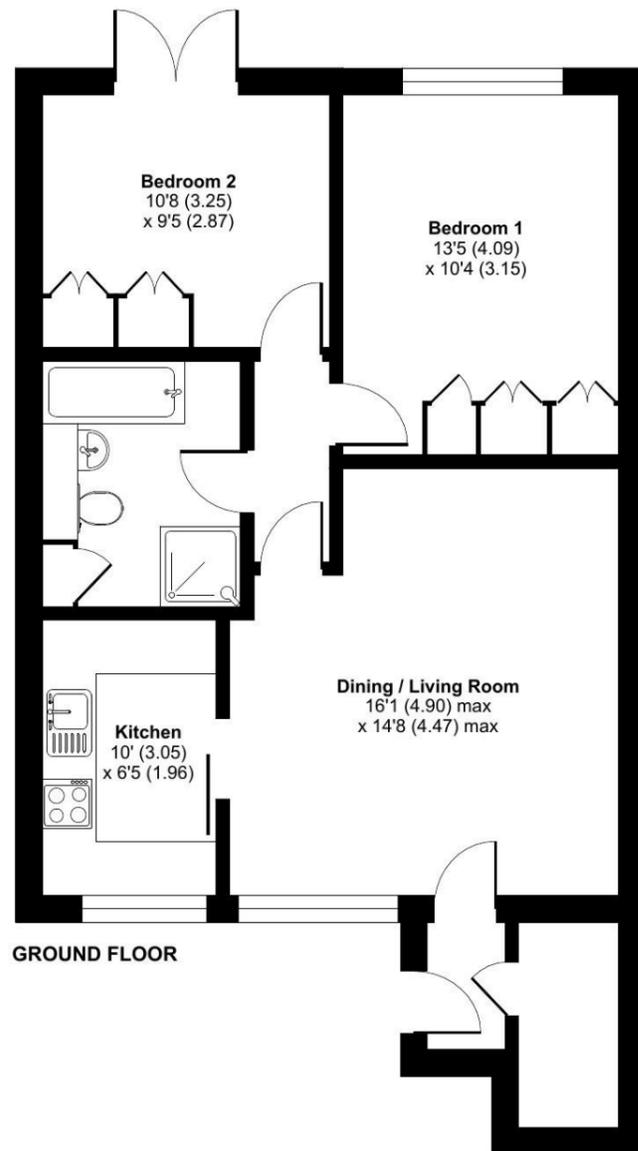


# Roding Close, Elmbridge Village, Cranleigh, GU6

Approximate Area = 695 sq ft / 64.6 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Retirement Security Limited. REF:

Talk to the team today to find out more:

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Elmbridge Village  
Cranleigh  
Surrey  
GU6 8TR



# Elmbridge Village

RETIREMENT  
VILLAGES

*Friendly and Engaging with  
Amenities to suit all..*



## 25 Roding Close

*Two bedroom ground floor  
property with French doors to  
the patio in a pretty setting in  
this popular retirement village*

**£285,000**

Other charges apply

**Leasehold**



2 Bedrooms



1 Bathrooms



Apartment

Key features:

- Two bedrooms
- Patio
- Garden Views
- EPC Rating: C



25 Roding Close is set within the landscaped gardens at Elmbridge with accommodation from the front door as follows. Entrance hall with large under-stairs storage cupboard and glazed door to sitting/dining room with views to the communal gardens, TV point and sliding door to the kitchen. The modernised kitchen has cream effect eye and base level units with complimentary wood effect work surfaces, washing machine, fridge freezer and electric oven with integrated electric hob over. Double bedroom with an excellent range of fitted cupboards and views to the gardens. Second bedroom with fitted cupboards and French doors to a delightful patio with a low brick wall. The bathroom has a bath, shower cubicle, wash hand basin and wc. Airing cupboard housing the boiler with shelving.

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.

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

*Packed full of amenities and features:*

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

Elmbridge Village is just outside Cranleigh, eight miles southeast of Guildford. It has a vibrant high street made up of independent shops, cafés, 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.

