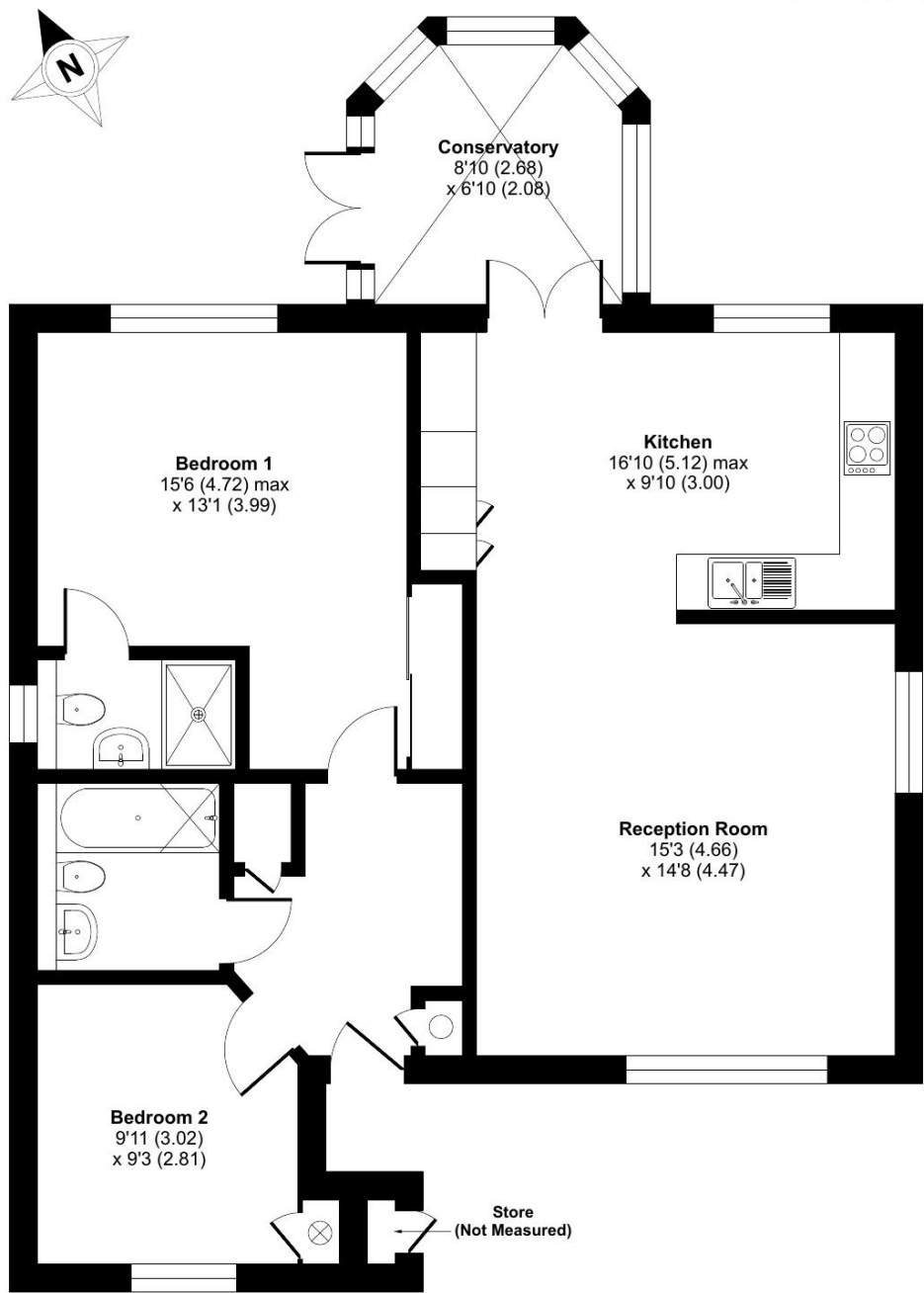


Theydon Court, Elmbridge Village, Cranleigh, GU6

Approximate Area = 934 sq ft / 86.7 sq m (excludes store)
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: 1384264

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

01483 672 629 | ElmbridgeVillageSales@retirementvillages.co.uk



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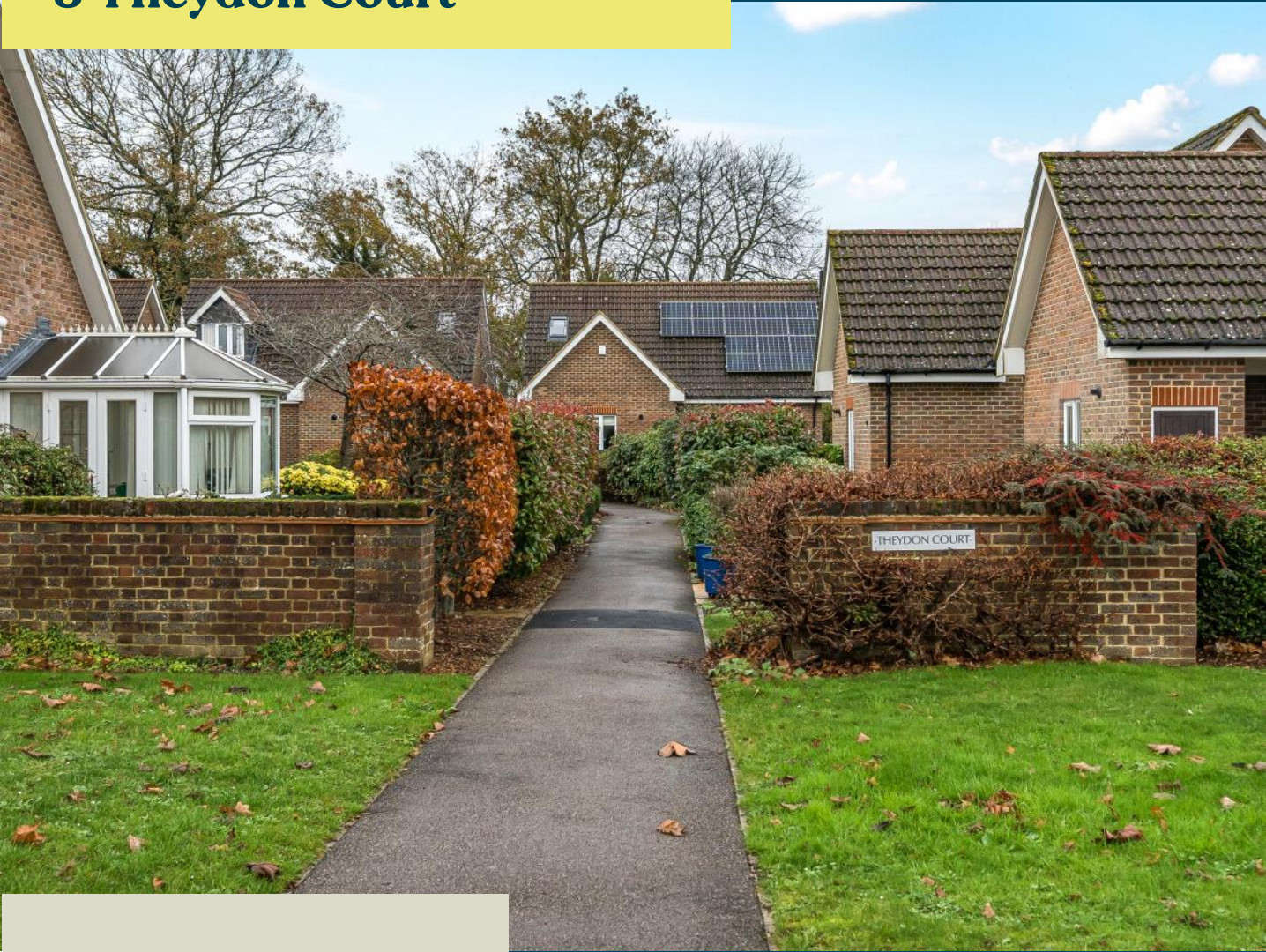


Elmbridge Village

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

RETIREMENT VILLAGES

3 Theydon Court



A detached modernised two bedroom bungalow close to the walking meadow and allotments.



Bungalow



2 Bedrooms



2 Bathrooms



Conservatory

Key features:

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

£600,000
Leasehold*



One of only two of this type of detached bungalow in Elmbridge, this charming home enjoys picturesque views across the allotments. The welcoming hallway leads into a spacious living room, thoughtfully designed for comfort and ease of living, with garden views over Theydon Court. The modern kitchen/breakfast room offers ample space for a dining table and features integrated appliances including a dishwasher and fridge freezer, plus dedicated space for a washing machine and tumble dryer. From here, enjoy views over the allotments with a door to the conservatory and patio. The master bedroom benefits from fitted wardrobes and an en suite shower room, while a second bedroom provides flexibility for guests or a home office. A well-appointed bathroom includes a bath, WC, and wash basin. Completing the property is a separate garage, adding convenience and storage.

Elmbridge is a well-established village with 276 homes, including bungalows and apartments, set within 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 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

