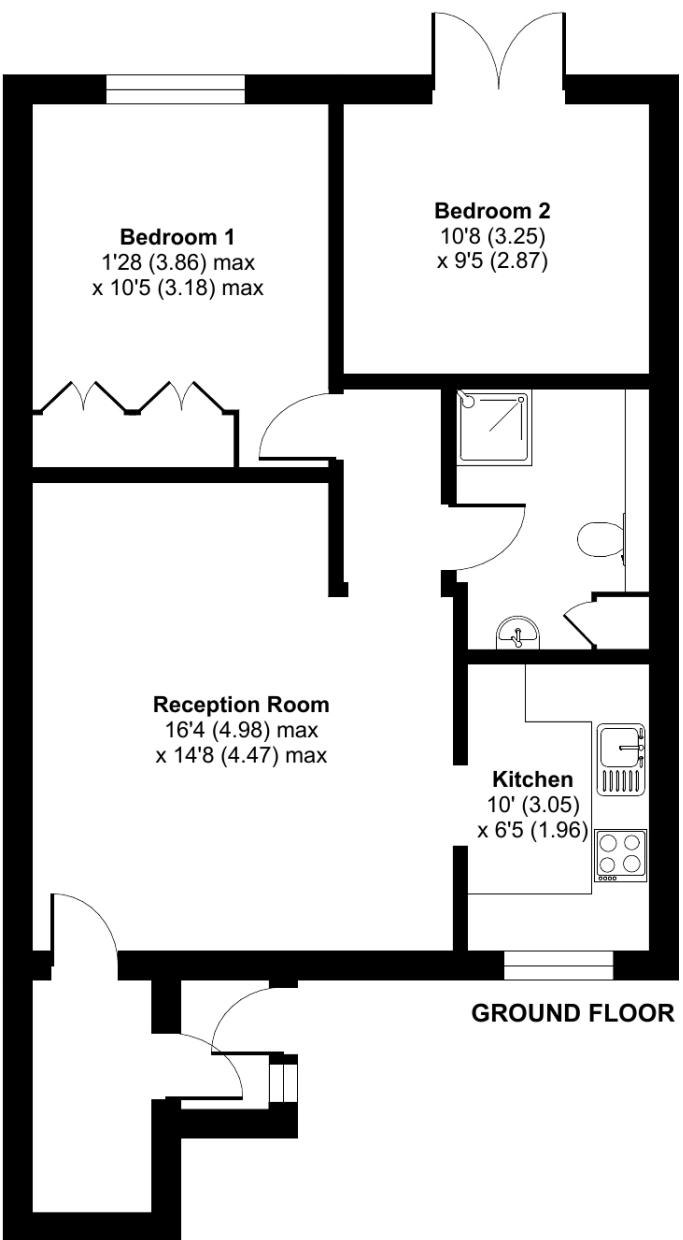


Elmbridge Village, Cranleigh, GU6

Approximate Area = 688 sq ft / 64 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). ©nchecom 2025. Produced for Retirement Security Limited. REF: 1258449

Talk to the team today to find out more:

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Elmbridge Village
Cranleigh
Surrey
GU6 8TR



IRC Integrated Retirement
Community

Elmbridge Village

RETIREMENT
VILLAGES

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



4 Clarke Place

Ground floor property in a popular location within Elmbridge with views to the gardens and a short walk to all the amenities offered in the Manor

£285,000
Other charges apply

Leasehold



2 Bedrooms



1 Bathrooms



Apartment

Key features:

- **Two Bedroom**
- **Patio overlooking gardens**
- **New decorated**
- **EPC Rating: C**



The front door opens to a spacious living/dining room and sliding door to a cream fitted kitchen with complementary worktops and includes an integrated electric oven and hob, space for a washer dryer and fridge freezer. Double bedroom with fitted wardrobes. Second bedroom with further storage and French doors to a patio overlooking the gardens. Bathroom with wash hand basin, wc and shower.

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 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.

