



Copper Beech, Cranleigh Road, Ewhurst GU6 7RN







## Property Description

Guide Price: £550,000

- Four bedroom semi-detached home
- Open plan kitchen/dining area
- Triple aspect sitting room
- Flexible accommodation
- Off street parking
- Leasehold
- Council Tax: F EPC: C

A charming semi-detached property built in 1919 that enjoys a lovely rural outlook located in the charming village of Ewhurst.

This attractive home offers a unique opportunity to own the front half of what was originally one large detached property having been divided into two by the current owners. Copper Beech exudes character with original wood doors, cornice and dado rails and has been extended to offer spacious and versatile accommodation over two floors. A paved path leads to a glazed covered porch and entrance into a light hallway with wood floors. The interior boasts a bright triple aspect sitting room featuring a centrally position chimney breast, bay window, double glazing and French doors to the front. An expansive open-plan kitchen/dining room with a glazed front extension offers underfloor heating and double glazed doors leading to the garden. Off the welcoming entrance hall is an office/family room which could also be used as a fourth bedroom, W.C., and bathroom with a separate shower.

The first floor hosts two generously sized double bedrooms with built in cupboards and views across the rear of the property. Further stairs lead up to a family/play room which then leads through into the principal bedroom with ensuite bathroom and further eaves storage space.

Outside, the property offers off-road parking for two cars on a gravelled driveway, alongside a gate leading to a front garden. The garden is predominantly laid to lawn surrounded by a selection of mature shrubs and features a wooden decked seating area to the side of the property.







## The Area

Ewhurst Village, a picturesque and vibrant community nestled in the heart of the beautiful Surrey countryside. Surrounded by rolling hills, wooded areas, and charming countryside views, Ewhurst is a haven for nature lovers and outdoor enthusiasts. The village is close by to scenic walking and cycling trails, allowing residents to explore the stunning area.


The village is home to a local shop, post office, pub, church, cricket pitch and Ewhurst C of E Infants School. The area is well-connected and in within 3 miles of Cranleigh, which provides additional amenities, including supermarkets, restaurants, and a leisure centre. The larger towns of Guildford and Horsham are within easy reach, offering a wider range of shopping, dining, and entertainment options.

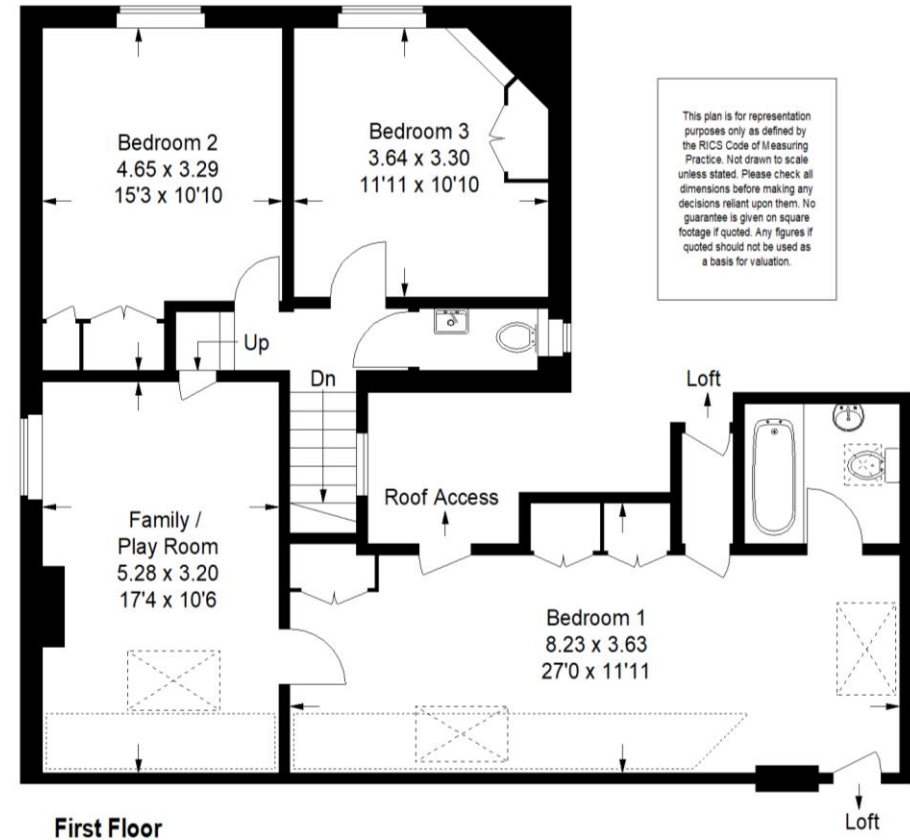
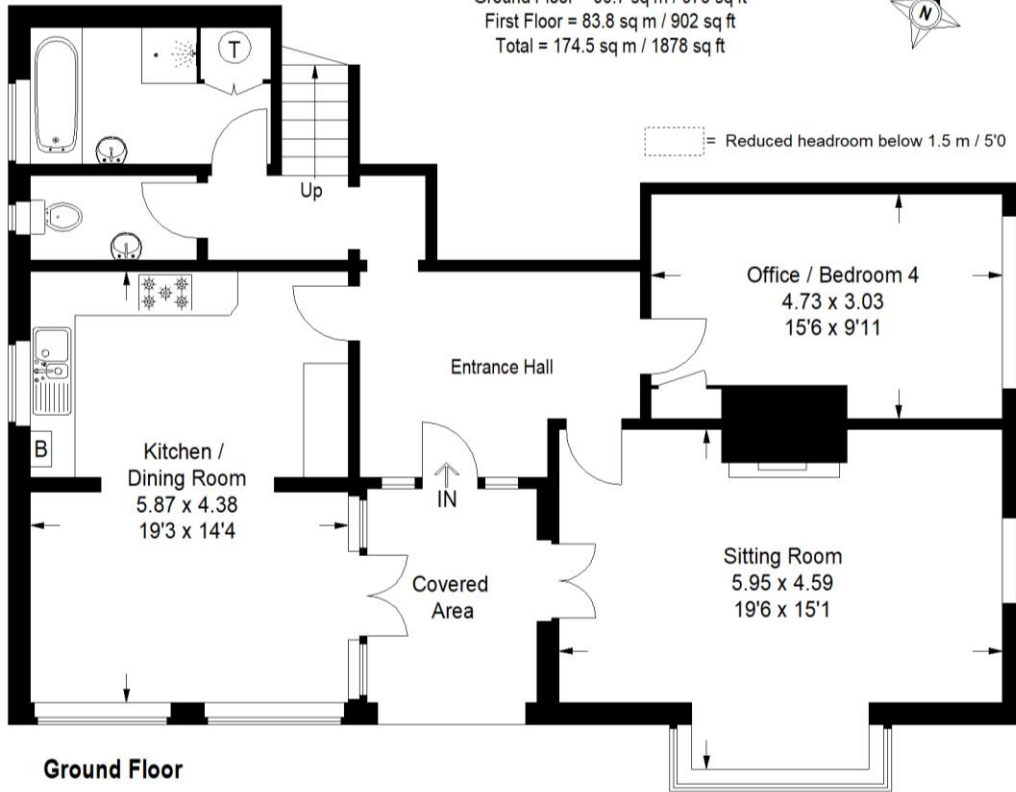


# Copper Beech, Cranleigh Road, Ewhurst

Approximate Gross Internal Area  
 Ground Floor = 90.7 sq m / 976 sq ft  
 First Floor = 83.8 sq m / 902 sq ft  
 Total = 174.5 sq m / 1878 sq ft



 = Reduced headroom below 1.5 m / 5'0"



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

