



Whinfields, Cranleigh Road, Ewhurst GU6 7RN





Property Description

Guide Price: £600,000

- Unique and spacious two bedroom property
- Stunning garden with rural views beyond
- Open plan kitchen/dining area
- Sitting room with decked balcony and rural views
- Versatile accommodation
- Separate studio annex
- Detached double garage
- Off road parking for two vehicles
- Village location
- Leasehold/share of freehold
- EPC: C Council tax: E

A charming semi-detached property built in 1919 with a self contained studio/annex and detached double garage enjoying a lovely rural outlook located in the charming village of Ewhurst.

This attractive home offers a unique opportunity to own the back half of what was originally one large detached property having been divided into two by the current owners. Whinfields exudes character with original wood doors, cornice and dado rails and offers spacious and versatile accommodation. From the gravelled driveway a gated patio leads to the entrance, into the utility/lobby with a sink, storage, space for a washing machine, suspended drying rail and a separate W.C. Laminate wood effect flooring runs throughout the living space and into the kitchen/diner. The dual aspect dining area has bench window seating and a larder with a dividing peninsula island to the open plan kitchen. A gas hob, fitted oven and microwave, dual stainless steel sink and full height storage cupboards are all on offer. The internal hallway leads to a walk-in cloaks cupboard, a bathroom with overhead shower and dual fuel towel rail. The sitting room features a centrally position chimney breast with an open fireplace, double glazing French doors open onto a raise decked balcony overlooking the rear garden and views beyond. Stairs from the central hallway lead down to two generously sized double bedrooms with space for wardrobes and views across the rear of the property.

Outside, the property offers an additional studio annex with shower room, a double garage and off-road parking for two cars on a gravelled driveway. The garden is an impressive feature of this property predominantly laid to lawn surrounded by a selection of mature shrubs and features a wooden pergola with a decked seating area.







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, 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.

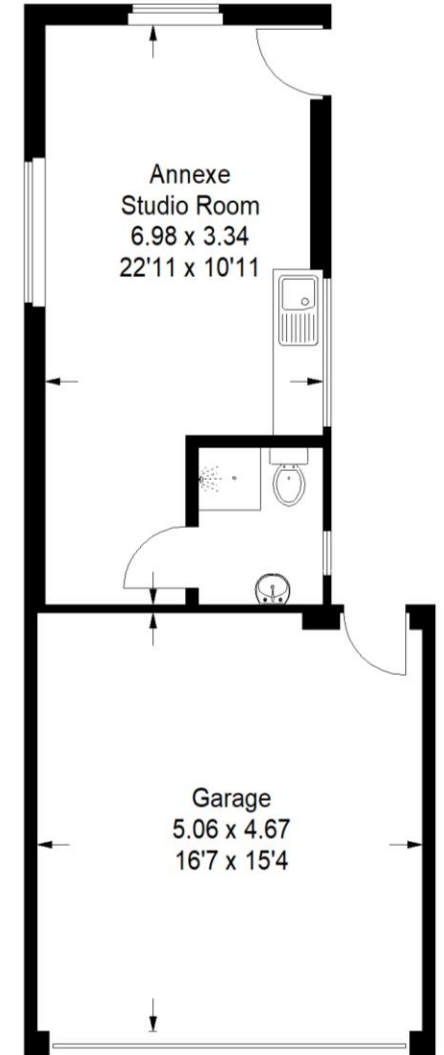
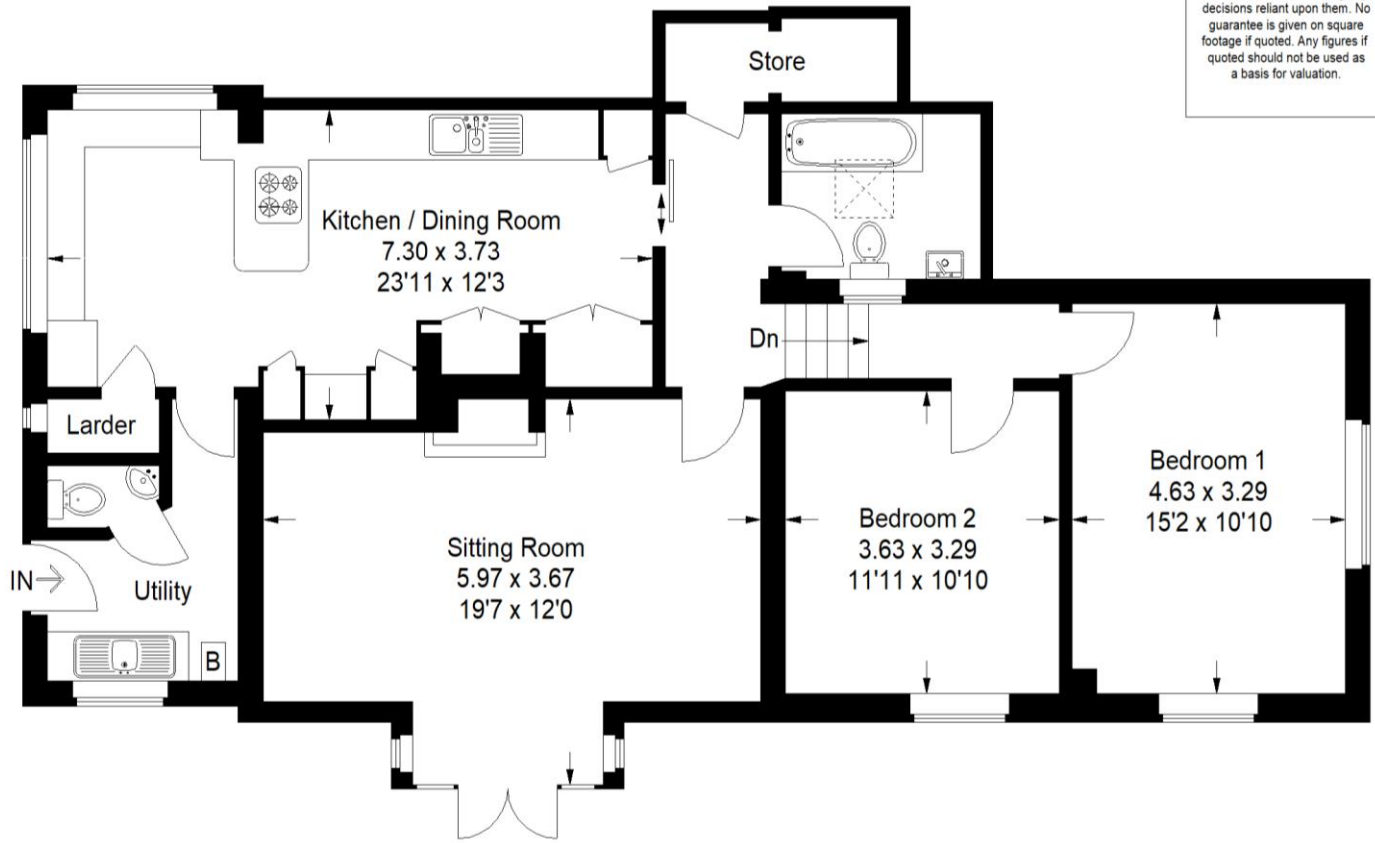


Cranleigh Road, Ewhurst



Approximate Gross Internal Area:
House = 105.6 sq m / 1137 sq ft
Annexe / Garage = 46.9 sq m / 505 sq ft
Total = 152.5 sq m / 1642 sq ft

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.



(Outbuilding not in position)



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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.

