



Copper Beech / Whinfields, Cranleigh Road, Ewhurst GU6 7RN





Property Description

Guide Price: £1,200,000

- Opportunity to convert to a single detached home (STP)
- Substantial family home
- Self-Contained Annex: Ideal for guests or rental income
- Versatile Layout
- Multiple reception rooms
- Double garage
- Off street parking
- Spacious rear garden with views onto countryside
- Freehold Council Tax: tbc EPC: C

This charming property, dating back to 1919, presents a rare opportunity to reunite what was once a single, detached residence (STP), now divided into two semi-detached homes by the current owners. Copper Beech and Whinfields, each exuding their own unique character with original wood doors, cornices, and dado rails, offer spacious and versatile accommodation set amidst the picturesque village of Ewhurst.

Copper Beech, occupying the front half of the original property, offers an extended layout over two floors. The bright and airy interior features a triple aspect sitting room with French doors, an expansive open-plan kitchen/dining room with underfloor heating, and a versatile office/family room or bedroom. Upstairs, two double bedrooms enjoy built-in cupboards and rear views, with a family/playroom leading to the principal bedroom boasting an ensuite bathroom and additional eaves storage.

Whinfields boasts a self-contained studio annex and detached double garage, complemented by a lovely rural outlook. Its interior showcases laminate wood effect flooring, a spacious kitchen/diner with a gas hob and fitted appliances, and a cosy sitting room with a fireplace and French doors opening onto a raised decked balcony. Two generously sized double bedrooms, a bathroom, and a walk-in cloaks cupboard complete the accommodation, while the impressive garden features a wooden pergola and decked seating area. Combining these two semi-detached homes back into one detached residence would create a remarkable property, blending charm with modern comforts and providing ample space for family living, entertaining, and enjoying the surrounding countryside.







The Area

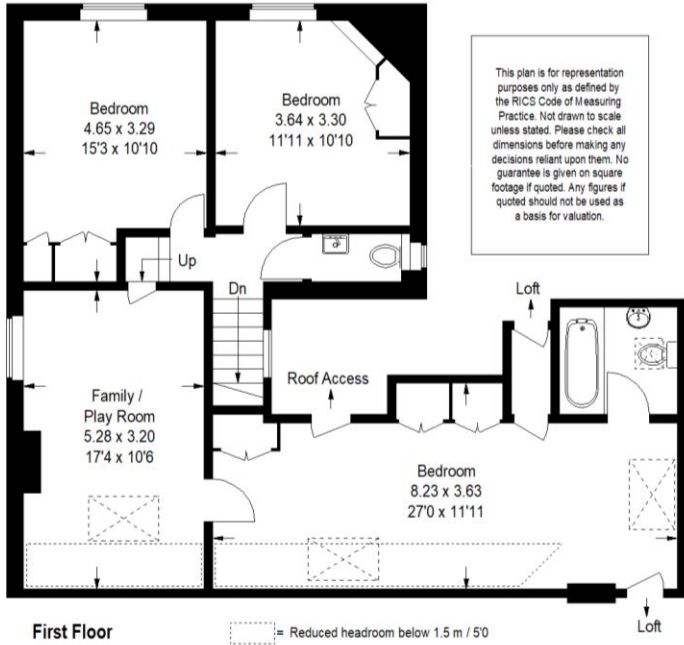
Ewhurst Village is a picturesque and vibrant community nestled in the heart of the beautiful Surrey countryside. Surrounded by rolling hills, wooded areas, and charming countryside views, Ewhurst is a haven for nature lovers and outdoor enthusiasts. The village is close by to scenic walking and cycling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

The village is home to a local shop, pub, two churches, cricket pitch, playschool and Ewhurst C of E Infants School. Also local to Cranleigh School and Duke of Kent School. The area is well connected and is 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. Also, both have mainline stations for access to London, the south-west and south coast.,

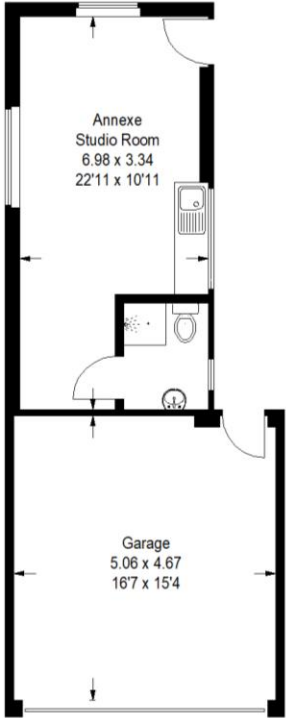


Cranleigh Road, Ewhurst

Approximate Gross Internal Area
 Ground Floor (Whinfields) = 105.6 sq m / 1137 sq ft
 Ground Floor (Copper Beech) = 90.7 sq m / 976 sq ft
 First Floor (Copper Beech) = 83.8 sq m / 902 sq ft
 Annexe / Garage = 46.9 sq m / 505 sq ft
 Total = 327 sq m / 3,520 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.





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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.

