



Woodlands Cottage, Ockley Road, Ewhurst GU6 7QL





Property Description

Guide Price: £1,150,000

- Four bedroom semi detached character home
- 2.6 acres incorporating paddock and stabling
- Triple aspect Kitchen/living space
- Study ideal for working from home
- Sitting room with inglenook fireplace
- Freehold Council Tax: G EPC: D

A well presented four bedroom home, built in the early 1900's, sitting in a wonderful plot of just over 2.6 acres incorporating a paddock and stabling. Tucked away and accessed via a gravel drive, the property has been modernised to offer a perfect mix of period charm and contemporary convenience in the sought after Surrey Hills village of Ewhurst.

A five bar gate opens to allow parking for several cars with views across the surrounding countryside. Stone steps lead you down to an attractive tile hung fascia with the front door leading you straight into the principal living room with an impressive inglenook fireplace, alcove library and bay window to the front. The dining room with polished concrete floor tiles and a charming stable door leads to the kitchen. The kitchen is a wonderfully bright triple aspect room that is open plan into a dining and family area with superb views overlooking the garden. A wealth of stylish painted Shaker style kitchen cabinets and central island contrast with the dark granite work surfaces and house a number of integrated appliances: Rangemaster cooker and dishwasher, plus space for an American style fridge/freezer. This generous living space enjoys aspects to the front, side and rear of the property. Also on the ground floor is a study, W.C. and utility space with access to the garden. An enclosed turning staircase leads to the first floor where there are four well-proportioned bedrooms all with countryside views. The double aspect principal bedroom suite has a spacious en-suite bathroom with a roll top bath and overhead shower. There is also a family wet room fitted with slate tiles and a separate walk-in dressing room.



Outside a side gate leads from the front driveway through into the garden, which extends from the side to the rear the house. There is a path leading to a paved patio and various positions around the garden for a wonderful al-fresco entertaining area. The garden itself is largely laid to lawn, interspersed with an abundance of mature shrubs, plants and trees bordered to the rear by Cobblers Brook. At the end of the garden is an area where the current owners have kept chickens. There is also an enclosed courtyard area to the rear with a covered log store, a double stable block and separate shed. The paddock can be accessed independently from the front drive. This is an impressive property and offers a rare opportunity for the new owner to acquire a home with land in a wonderful rural setting.





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.

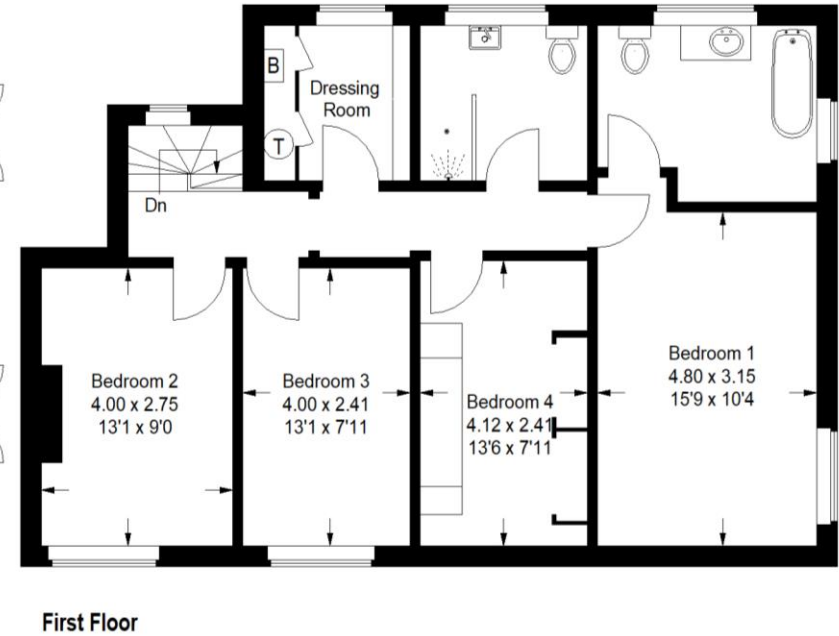
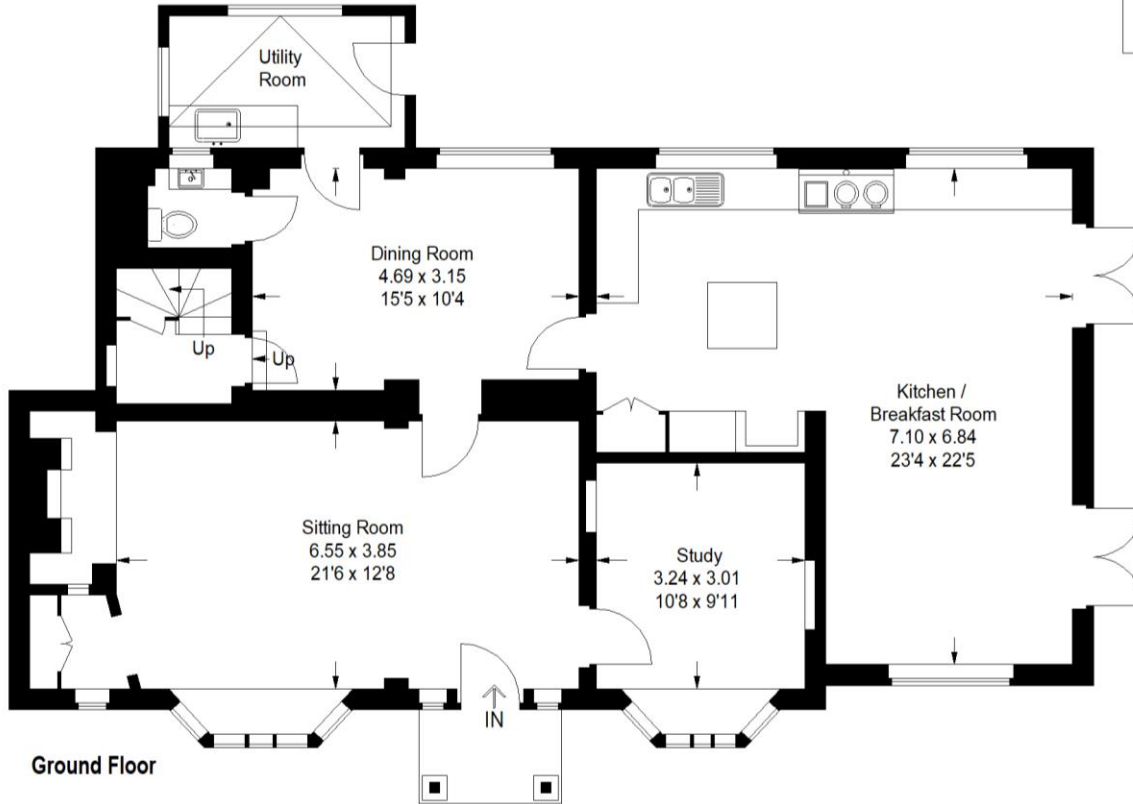
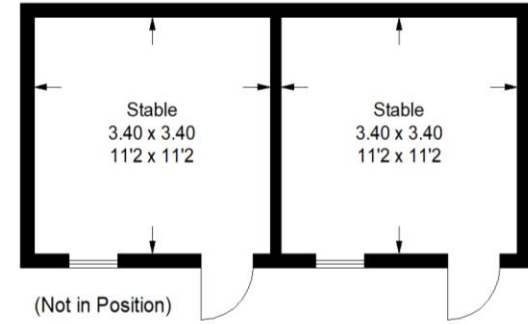
The village is home to a local shop, pub, two churches, cricket pitch, playschool and Ewhurst C of E Infants School. Also local to Cranleigh School and Duke of Kent School. The area is well connected and is within 3 miles of Cranleigh, which provides additional amenities including supermarkets, restaurants 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.,



Woodlands Cottage, Ockley Road, Ewhurst

Approximate Gross Internal Area :
 House = 189 sq m / 2034 sq ft
 Stables = 23.1 sq m / 249 sq ft
 Total = 212.1 sq m / 2283 sq ft

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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.





Chantries & Pewleys

ESTATE AGENTS

Cranleigh Sales 01483 347888
cranleigh@chantriesandpewleys.com

Guildford Sales 01483 405222
guildford@chantriesandpewleys.com

Merrow Sales 01483 347100
merrow@chantriesandpewleys.com

Shalford Sales 01483 304344
shalford@chantriesandpewleys.com

Lettings 01483 405222
lettings@chantriesandpewleys.com

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.

