



12 Downhurst Road, Ewhurst GU6 7QB

 Chantries  
& Pewleys







## Property Description

Guide Price: £650,000

- An impressive four bedroom home.
- Spacious family room with access to the garden
- Sitting room with wood burning stove
- Kitchen/dining room with breakfast bar
- Principal bedroom with En-suite
- 3 Further bedrooms
- Surrey Hills (AONB) village setting
- South facing garden with outbuilding
- Freehold
- Council Tax: E EPC: C

This beautifully presented home offers spacious and light-filled accommodation, thoughtfully updated in recent years by the current owners.

Upon entering, you are welcomed into a stunning open-plan living space featuring a vaulted ceiling and French doors that seamlessly connect to the patio and garden, creating a perfect setting for indoor-outdoor living. The stylish Karndean flooring flows throughout, leading into an attractive dual-aspect kitchen that enjoys views over the rear garden. The kitchen is well-appointed with ample storage, a breakfast bar, and an effortless connection to the dining room, which benefits from a charming outlook onto the front garden. Additional conveniences include built-in utility storage and a downstairs WC. The sitting room, positioned at the front of the property, provides a more intimate and cosy retreat. This elegant space is enhanced by a wood-burning stove, offering a perfect spot to unwind.

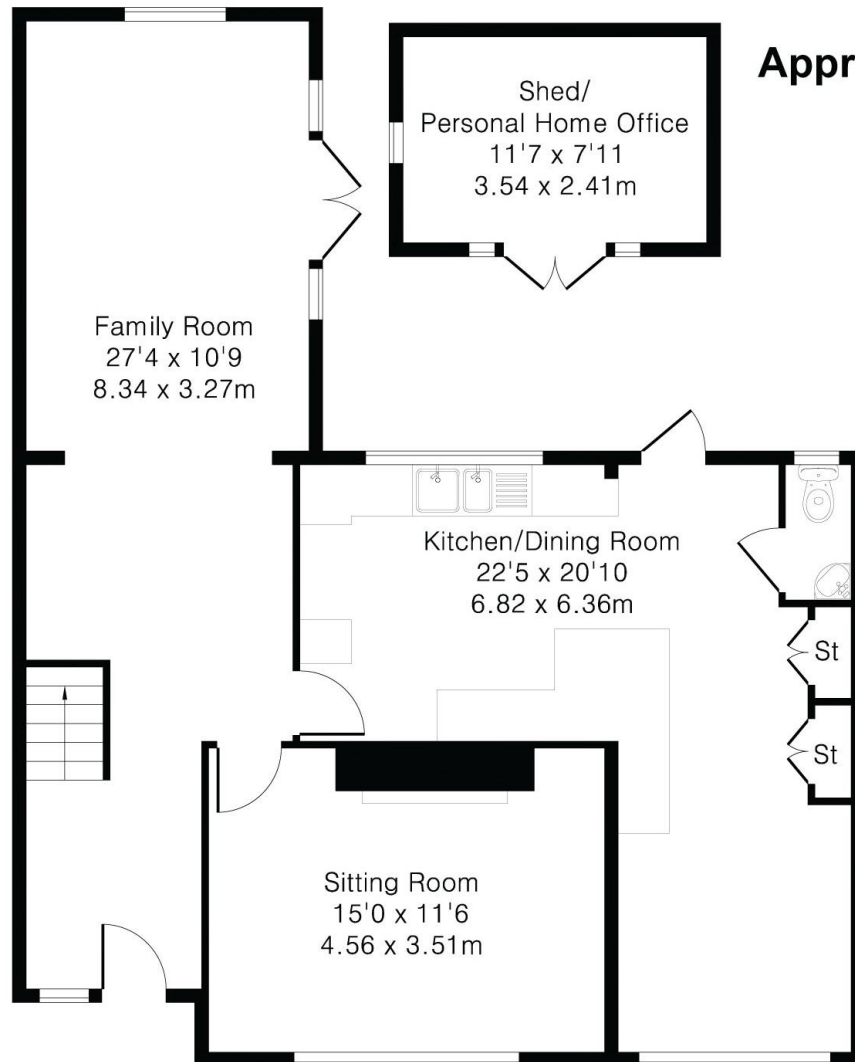
Upstairs, there are four well-proportioned bedrooms, including a generous principal suite with a newly fitted en-suite featuring a luxurious bath. Three further bedrooms are serviced by a stylish family bathroom, ensuring ample space for family and guests. Externally, the property continues to impress. A gated driveway provides ample parking alongside an attractive front garden.

To the rear, the beautifully maintained, south-facing garden is predominantly laid to lawn, with an Indian sandstone patio ideal for entertaining. At the far end of the garden, a substantial outbuilding with a tiled roof offers fantastic potential to be converted into a home office, studio, or additional living space. This is a wonderful opportunity to acquire a stylish and versatile home in a desirable setting.









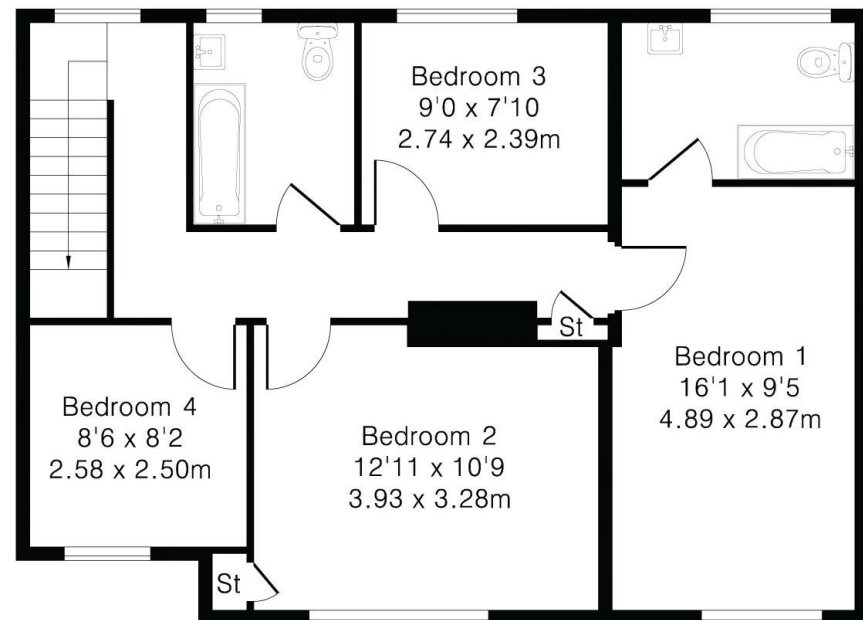
Ground Floor

**Approximate Gross Internal Area 1662 sq ft - 155 sq m**

Ground Floor Area 880 sq ft – 82 sq m

First Floor Area 691 sq ft – 64 sq m

Outbuilding Area 91 sq ft – 9 sq m



First Floor



# Chantries & Pewleys

ESTATE AGENTS

Cranleigh Sales 01483 347888  
[cranleigh@chantriesandpewleys.com](mailto:cranleigh@chantriesandpewleys.com)

Guildford Sales 01483 405222  
[guildford@chantriesandpewleys.com](mailto:guildford@chantriesandpewleys.com)

Merrow Sales 01483 347100  
[merrow@chantriesandpewleys.com](mailto:merrow@chantriesandpewleys.com)

Shalford Sales 01483 304344  
[shalford@chantriesandpewleys.com](mailto:shalford@chantriesandpewleys.com)

Lettings 01483 405222  
[lettings@chantriesandpewleys.com](mailto: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.

