

Silverdale

Ewhurst, Cranleigh, Surrey







A wonderful plot of about 2.3 acres with planning permission to create a 3,047 sq ft home

Ewhurst 2 miles, Forest Green 3.4 miles, Cranleigh 3.5 miles, Gomshall train station 8.1 miles (London Waterloo from 56 minutes),
Guildford 11.9 miles (London Waterloo from 36 mins), Dorking station 12.3 miles (London Waterloo from 55 mins).

Roads: A3 Burpham 13.6 miles, M25 (Wisley Junction 10) 17.2 miles

Airports: London Heathrow 31.4 miles, London Gatwick 20.4 miles

(All distances and times are approximate)



3



1



1

Summary of accommodation

Main House

Ground Floor: Living room | Kitchen | Utility room | Study | Boot room | Bedroom | Shower room

First Floor: Two bedrooms | Loft space

Outbuildings: Barn | Stable | Workshop | Loggia

Granted planning permission to create 3,047 sq ft home. Planning Application WA/2024/02354

In all about 2.3 acres

Situation

Ewhurst is a charming village in the Surrey Hills, offering a tranquil rural setting with scenic countryside and walking trails. With a strong community, local amenities including a shop, pub, and primary school, it's an ideal spot for families. Nearby Cranleigh provides further services, while Guildford and Godalming are within easy reach for more extensive amenities and transport links. Ewhurst combines peaceful village life with convenient access to larger towns, making it a highly sought-after location.



Schools in the area include St Catherine's in Bramley, Duke of Kent in Ewhurst, Cranleigh School, Cranmore in West Horsley, Charterhouse in Godalming, St Teresa's in Effingham as well as The Royal Grammar School and Prep School, Guildford High School, George Abbot, Tormead all in Guildford.



Ewhurst offers a wealth of outdoor pursuits, set within the stunning Surrey Hills. Residents and visitors can enjoy scenic walking and hiking trails, cycling through Winterfold Forest, and horse riding along local bridleways. The village boasts inviting pubs such as The Crown Inn, while nearby Cranleigh offers a selection of shops, cafes, and cultural events. The nearby village of Shere provides further charm, and historic landmarks including Leith Hill Tower and Guildford's medieval castle are within easy reach. For leisure, Guildford Golf Club and Broadwater Park in Godalming are easily accessible, while the River Wey offers tranquil spots for fishing and kayaking. With its combination of outdoor activities, heritage, and village charm, Ewhurst is a highly desirable location to enjoy a rural yet connected lifestyle.

Proposed Elevations



Front Elevation



Side Elevation



Side Elevation



Rear Elevation





Silverdale

Silverdale is perfectly situated and set back from the quiet road. The house sits in a 2.3 acres and has granted planning permission (WA/2024/02354) to create a stunning 4 bedroom, 3,047 sq ft family home.

Our clients have upgraded the existing house by re-decorating, putting in a beautiful new kitchen, electric gates, re-wired and re-plumbed to name a few just a few of the upgrades.





BEDROOMS AND BATHROOM



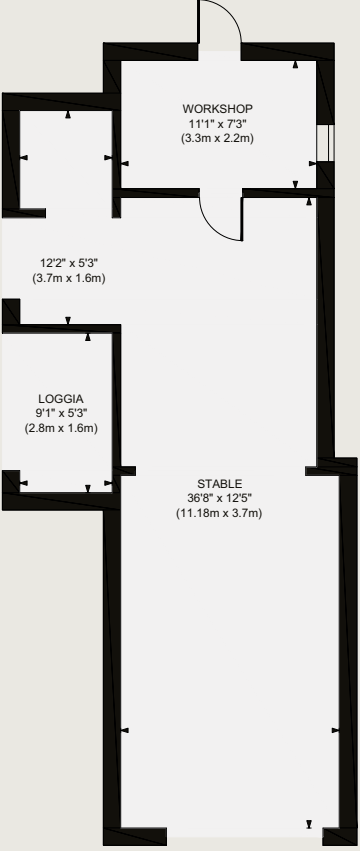
CURRENT FLOORPLAN

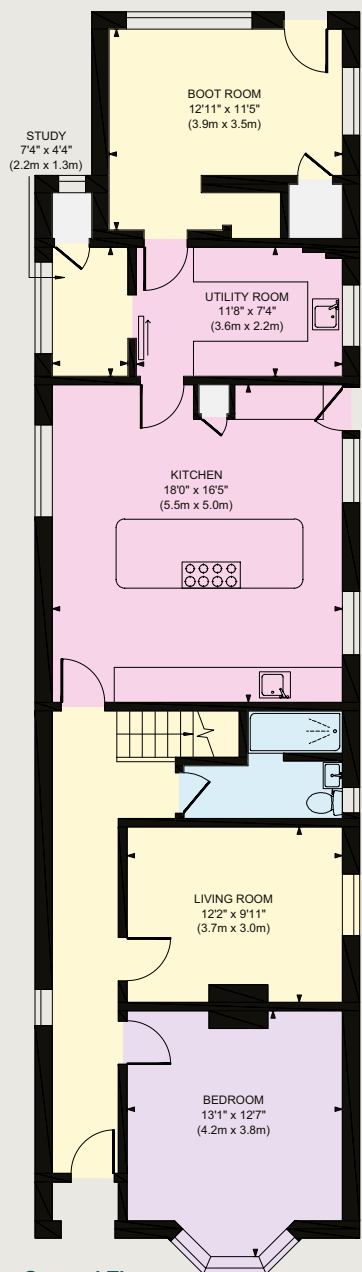
Approximate Gross Internal Floor Area
1446 sq. ft / 134.31 sq. m
(Excluding Loft Space)
Outbuilding 1180 sq. ft / 109.62 sq. m
Total 3055 sq. ft / 283.98 sq. m

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

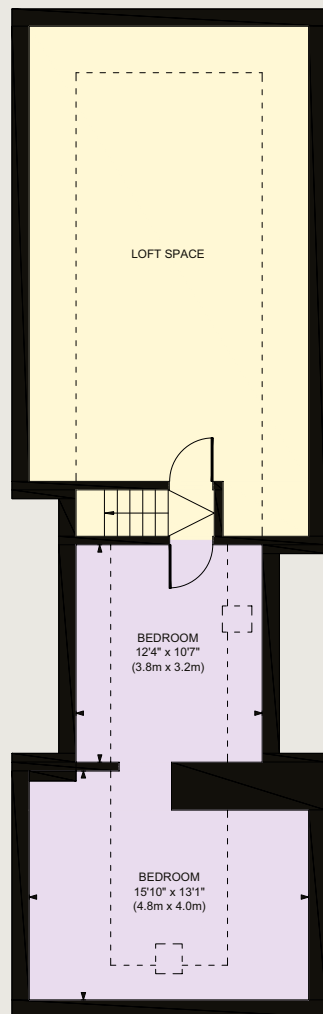


Outbuildings





Ground Floor

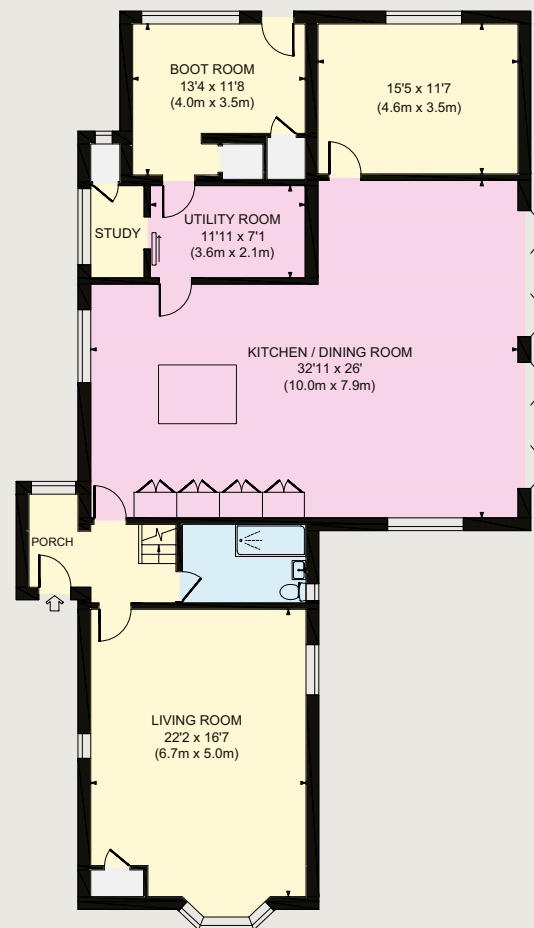


First Floor

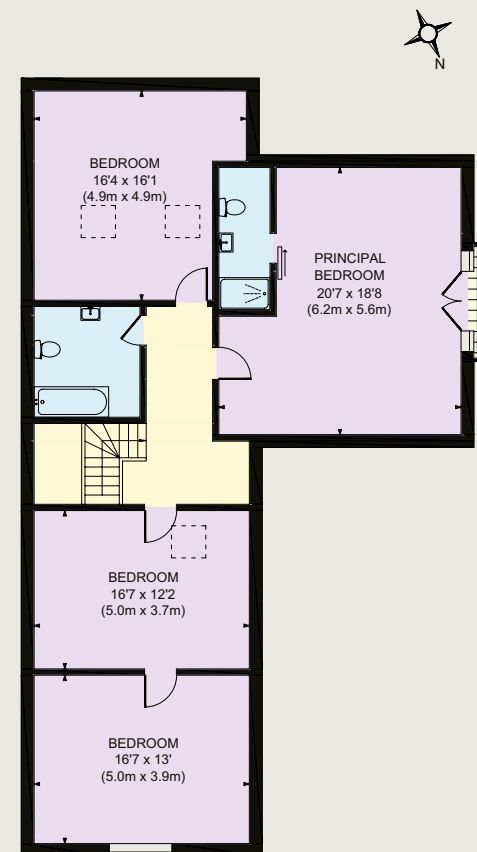
PROPOSED FLOORPLAN

Approximate Gross Internal Floor Area

3047 sq. ft / 283.03 sq. m



Proposed Ground Floor



Proposed First Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Gardens and Grounds

The property has new, attractive electric gates and a long gravel driveway providing parking for ample cars.

The plot is a very generous size and south-facing.

The position is incredibly private and enjoys a mature woodland to one side of the plot.





Property Information

Services

We are advised by our clients that the property has mains water, electricity, gas central heating and private drainage.

Local Authority

Waverley Borough Council
01483 523333

Council Tax

Band F

EPC Rating

E

Directions

Postcode: GU6 7SW

What3words: ///users.likening.blossom

Viewing

Viewing by prior appointment only with the agents.



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