

# Losely Farm

Ewhurst, Cranleigh, Surrey











# Nestled in the heart of the Surrey Hills, a beautifully presented, Grade II listed Elizabethan country house, with 16 acres of gardens and paddocks, enjoying stunning views over the surrounding countryside.

**Local towns:** Ewhurst village 1.7 miles, Cranleigh village 4.2 miles, Shere 6.2 miles, Dorking 12.8 miles, Guildford town centre 13.1 miles

**Trains:** Gomshall train station 6.2 miles (London Waterloo from 53 minutes), Dorking main station 11.8 miles (London Waterloo from 53 minutes, London Victoria from 58 minutes), Guildford 12.6 miles (London Waterloo from 33 minutes)

**Roads:** A3 West Clandon (southbound) 12.6 miles, M25 (Leatherhead Junction 9) 17.5 miles

**Airports:** London Heathrow 38.9 miles, London Gatwick 16.4 miles

(All distances and times are approximate)

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## Summary of accommodation

### Main House

**Ground Floor:** Entrance hall | Drawing room | Dining room | Family room/study | Kitchen/breakfast room | Utility | Rear porch | Two cloakrooms

**First Floor:** Principal bedroom suite with two dressing rooms and en suite bathroom | Two bedrooms | Bathroom

**Second Floor:** En suite bedroom

### Ancillary Accommodation

Two bedroom cottage with kitchen/reception room and bathroom

### Garden and grounds

Pool | Pool house/gymnasium | Greenhouse | Stable blocks with six stables | Two plant rooms | Stores | Granary

In all about 16.08 acres

## Situation

Ewhurst is a charming village in the Surrey Hills, offering a tranquil rural setting with scenic countryside, walking trails, and a strong community. With a mix of period cottages and a rich history, including the 12th-century St. Peter and St. Paul Church, it provides a peaceful retreat for those seeking a countryside lifestyle. Nearby Cranleigh offers further services, while Guildford and Godalming are within easy reach for more extensive amenities and transport links. Ewhurst combines the best of peaceful village life with convenient access to larger towns, making it a highly sought-after location for both relaxation and practicality.



There are some fantastic schools in the area including Ewhurst Primary School, Duke of Kent in Ewhurst, St Catherine's in Bramley, Cranleigh School in Cranleigh, Charter House in Godalming, Cranmore in West Horsley, St Teresa's in Effingham, as well as The Royal Grammar School and Prep School, Guildford High School and Tormead all in Guildford.



Ewhurst offers an exceptional range of outdoor pursuits that blend seamlessly with its idyllic rural setting. Surrounded by rolling hills and ancient woodlands, the area is a haven for walking and hiking enthusiasts, with an abundance of scenic trails that invite exploration. Cycling is another popular activity, with quiet country lanes and stunning landscapes providing the perfect backdrop for leisurely rides or more invigorating routes.



The village boasts a selection of traditional pubs, including The Bulls Head Inn and The Parrot, are ideal spots to unwind after a day in the great outdoors. Ewhurst also attracts families, with the Sayers Croft Outdoor Learning Centre providing children the opportunity to immerse themselves in nature, learning about the environment and engaging in hands-on outdoor activities. Nearby Cranleigh offers a range of shops, cafés, and cultural events, ensuring residents have easy access to all essential amenities.

With its blend of rural charm, outdoor pursuits, and convenient access to local services, Ewhurst offers the perfect combination of tranquillity and convenience, making it an ideal location for those seeking a balanced and enriching lifestyle.







## Losely Farm

Losely Farm is an exceptional family home, having been meticulously modernised and sympathetically refurbished by the current owners. Believed to date back to the 16th century, with later 18th-century additions, this Grade II Listed property exemplifies the highest standard of craftsmanship throughout.

The accommodation is both expansive and beautifully presented, spread over three floors. Highlights include a stunning drawing room with vaulted ceiling, a dining room with an impressive fireplace, and a cosy family room/study. The kitchen is handmade in a Shaker style, with a central island and stone worktops. Beyond the kitchen, there is a dining area, as well as a seating area, which creates a sociable open-plan living space.

The generously proportioned and luxurious bedroom accommodation spans the first and second floors. The principal bedroom enjoys far-reaching views, two dressing rooms, and a beautifully appointed en suite bathroom. On the first floor are a further two double bedrooms and a family bathroom, whilst on the second floor, there is a further double bedroom with an en suite bathroom.



















## BEDROOMS & BATHROOMS











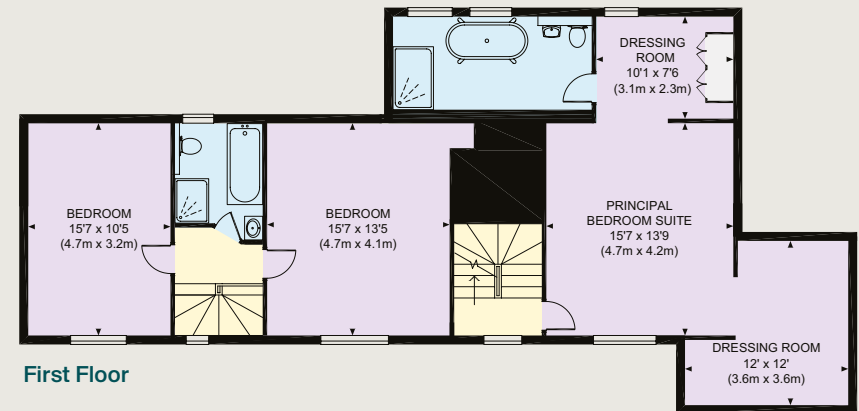
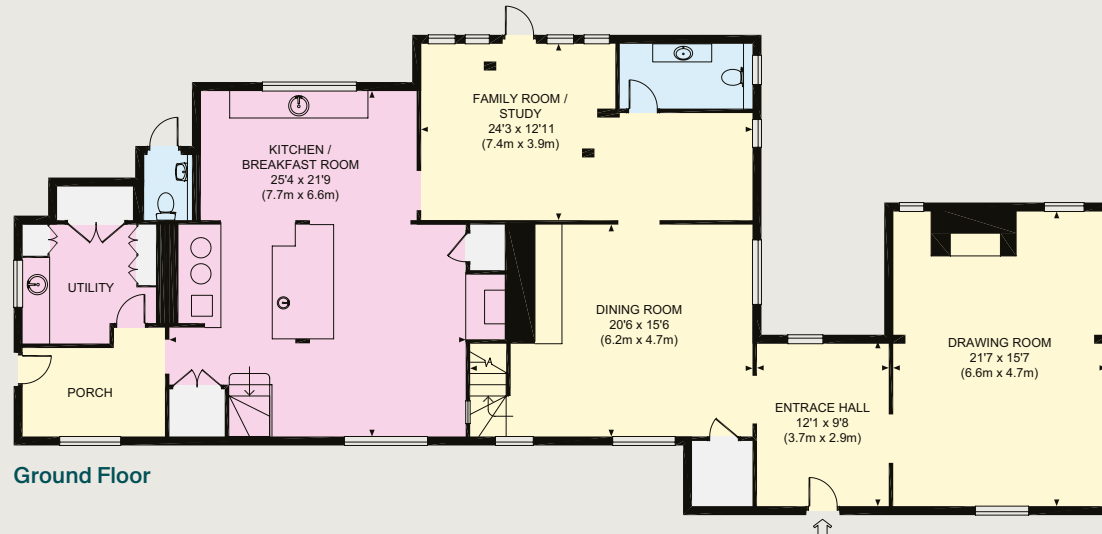
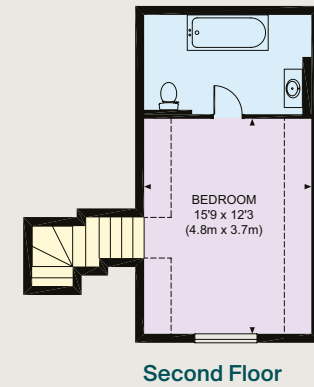
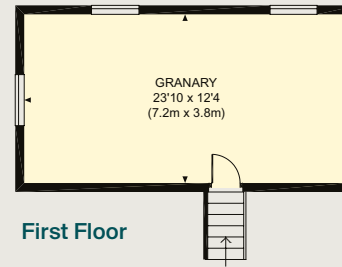
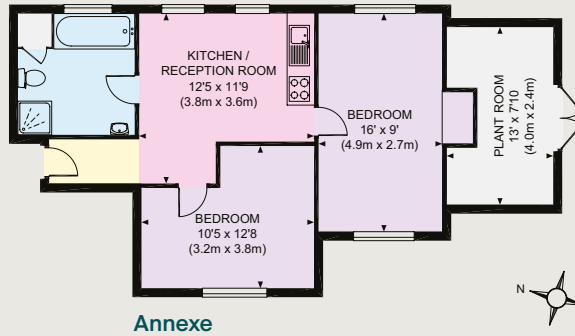


# MAIN HOUSE & ANNEXE FLOOR PLAN

Approximate Gross Internal Floor Area

3528 sq ft / 327.8 sq m

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



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.



## Planning permission

Planning permission (WA/2021/02848) and Listed Building Consent (WA/2021/02847) have been achieved for a significant barn style extension that will provide a further kitchen, dining area, lounge together with a scullery as well as additional bedroom accommodation with an en suite bathroom on the first floor.

## Ancillary accommodation

Located adjacent to the main house, just beyond the back door, is a delightful two-bedroom cottage, offering a well-appointed bathroom and a generously sized kitchen/reception room.









## Outbuildings

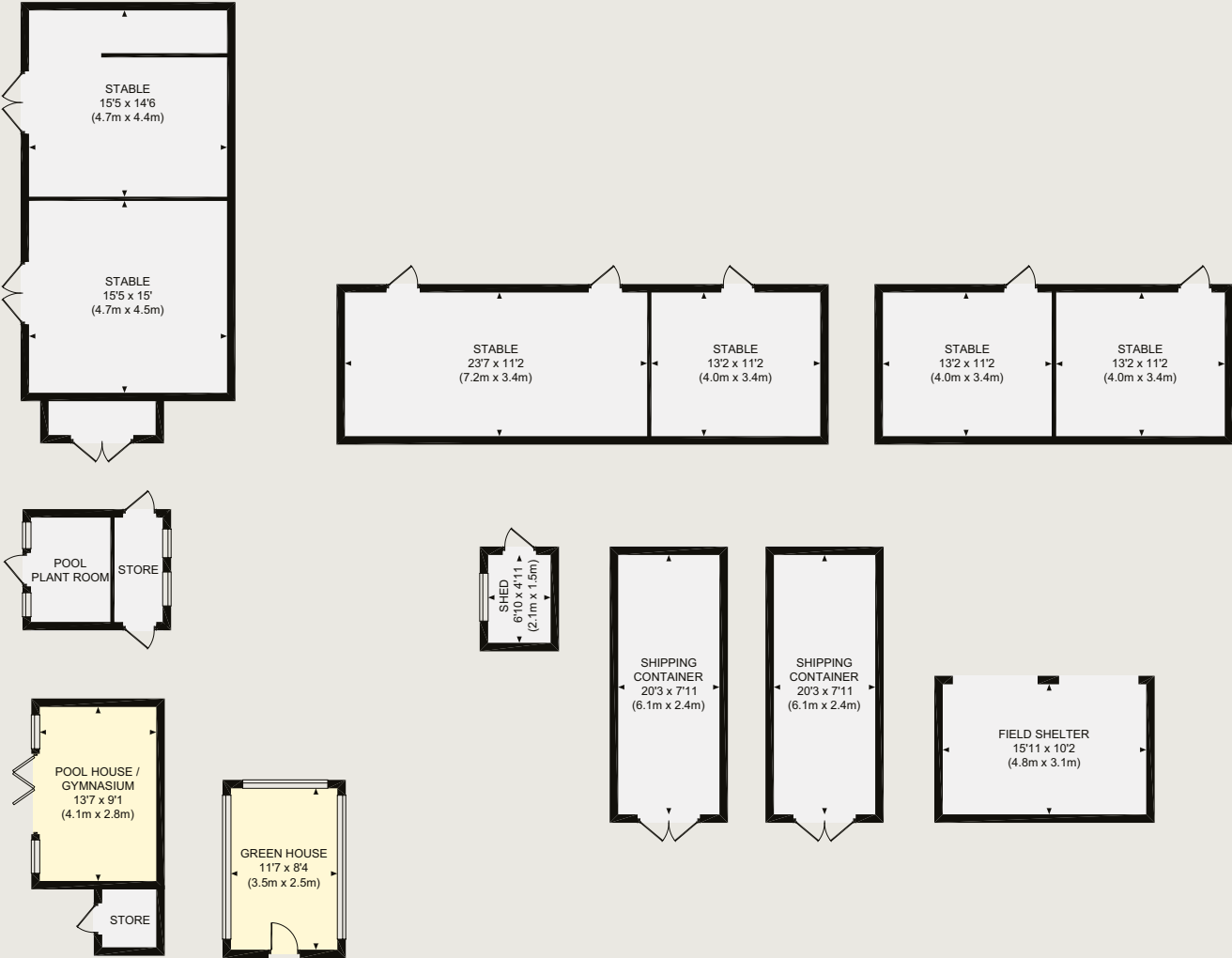
A number of traditional buildings have been expertly repurposed and sympathetically modernised, including a superb pool house/gymnasium, a granary offering potential as an office or similar space, and several stables.





Approximate Gross Internal Floor Area  
1984 sq ft / 184.3 sq m

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



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## Garden and grounds

The property occupies an elevated position, with the gardens and grounds gently descending to the southwest, offering magnificent views over the meticulously maintained gardens and the rolling countryside of the Surrey Hills beyond. To the south, an expansive terrace wraps around to the rear of the house. Beyond the terrace, and set slightly above, lies the swimming pool, carefully landscaped to enhance the property's stunning surroundings.







## Property Information

### Services

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

### Tenure

Freehold

### Local Authority

Waverley Borough Council: 01483 523333

### Council Tax

Band H

### EPC Rating

Main house – F, Annexe – E

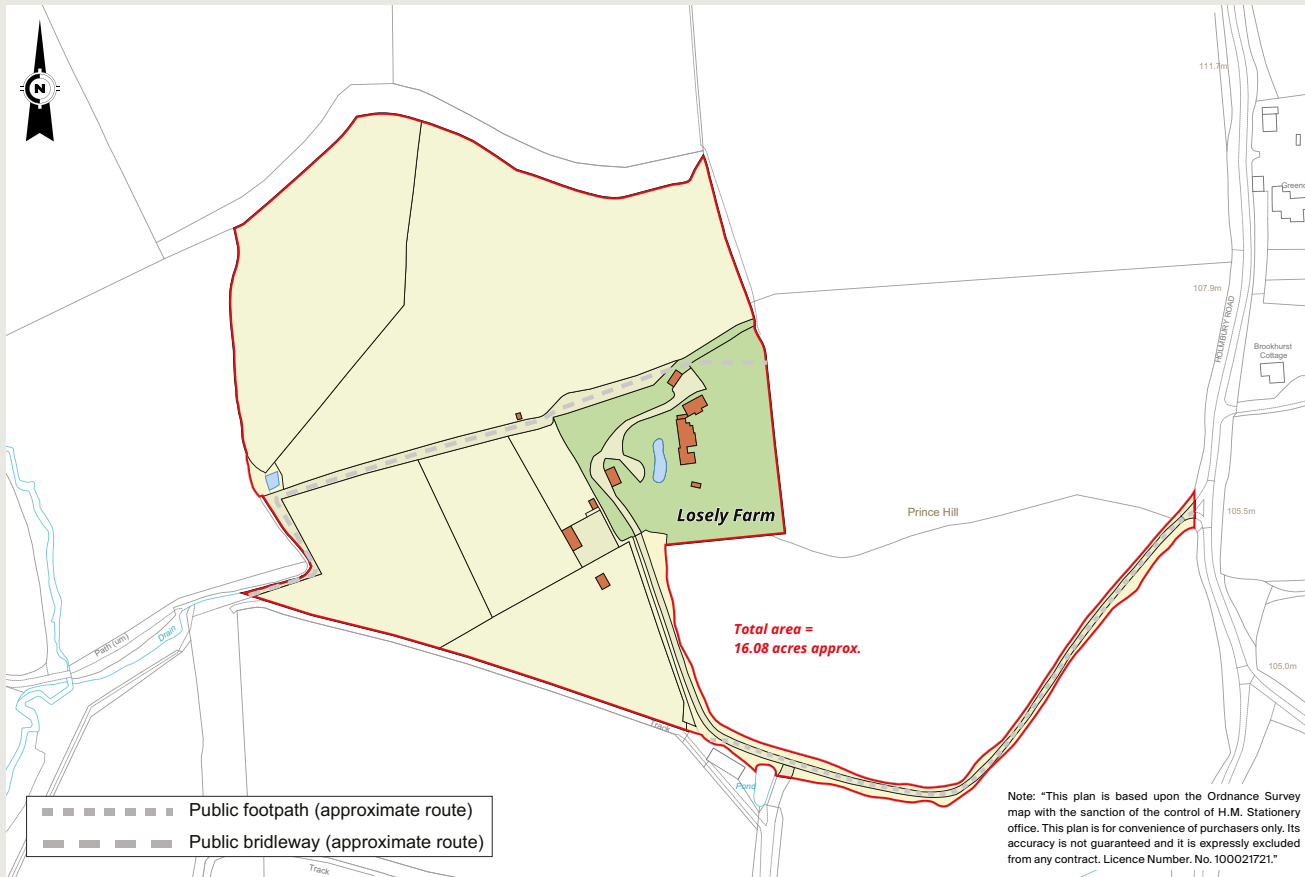
### Directions

Postcode: GU6 7SJ

What3words: ///rivals.bake.swim

### Viewings

Viewing is strictly by appointment through Knight Frank.







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