

Campions

Ewhurst, Surrey



 Knight
Frank





A wonderful Edwardian home in excellent condition throughout and set within expansive, mature gardens

Local towns: Ewhurst 1.1 miles, Cranleigh 2.6 miles, Guildford 11.7 miles, Horsham 11.6 miles

Train stations: Guildford mainline station 11.9 miles (from 32 minutes to London Waterloo),
Gomshall Station 6.7 miles (54 minutes to London Waterloo) Ockley Station 5.7 miles (79 minutes)

Roads: A3 Northbound 13.5 miles, A3 Southbound, 13.5 Miles, M25 (Wisley Junction 10) 17.8 miles

Airports: London Heathrow 33 miles, London Gatwick 16.7 miles

(All distances and times are approximate)



6-8



4-5



4-5

Summary of accommodation

Main House

Ground Floor: Entrance hall | Dining room | Drawing room | Sitting room | Kitchen | Family room | Utility room | Pantry | Cloakroom

First Floor: Principal bedroom suite | Two bedrooms with en suites | Three additional bedrooms | Family bathroom

The Cottage

Ground Floor: Sitting room | Kitchen

First Floor: Two bedrooms | Family bathroom

Outbuildings: Two garages | Four storerooms | Outside WC

Garden and grounds | Parking | Landscaped gardens

In all about 4.48 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 an inviting pub called The Bulls Head, while nearby Cranleigh offers a selection of shops, cafés, 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.

The property

Dating from 1902, Campions is a charming and spacious family home with elegant proportions, featuring colour-washed and part tile-hung elevations beneath a plain tiled roof. The property has been thoughtfully extended and sympathetically upgraded by the current owners, now offering bright, generous family accommodation in a convenient yet secluded setting.

Inside, the main reception rooms include a welcoming hall, cloakroom, dining room, elegant drawing room, and sitting room—all with high ceilings, working fireplaces, and lovely garden views. The recently extended kitchen/family room is a standout, custom-designed with underfloor heating, hand-crafted solid wood units, and a central island opening onto a large reception space with direct patio and garden access—perfect for modern family living. Additional practical spaces include a boot room/utility and a walk-in pantry.





LIVING SPACE





LIVING SPACE





BEDROOM ACCOMMODATION

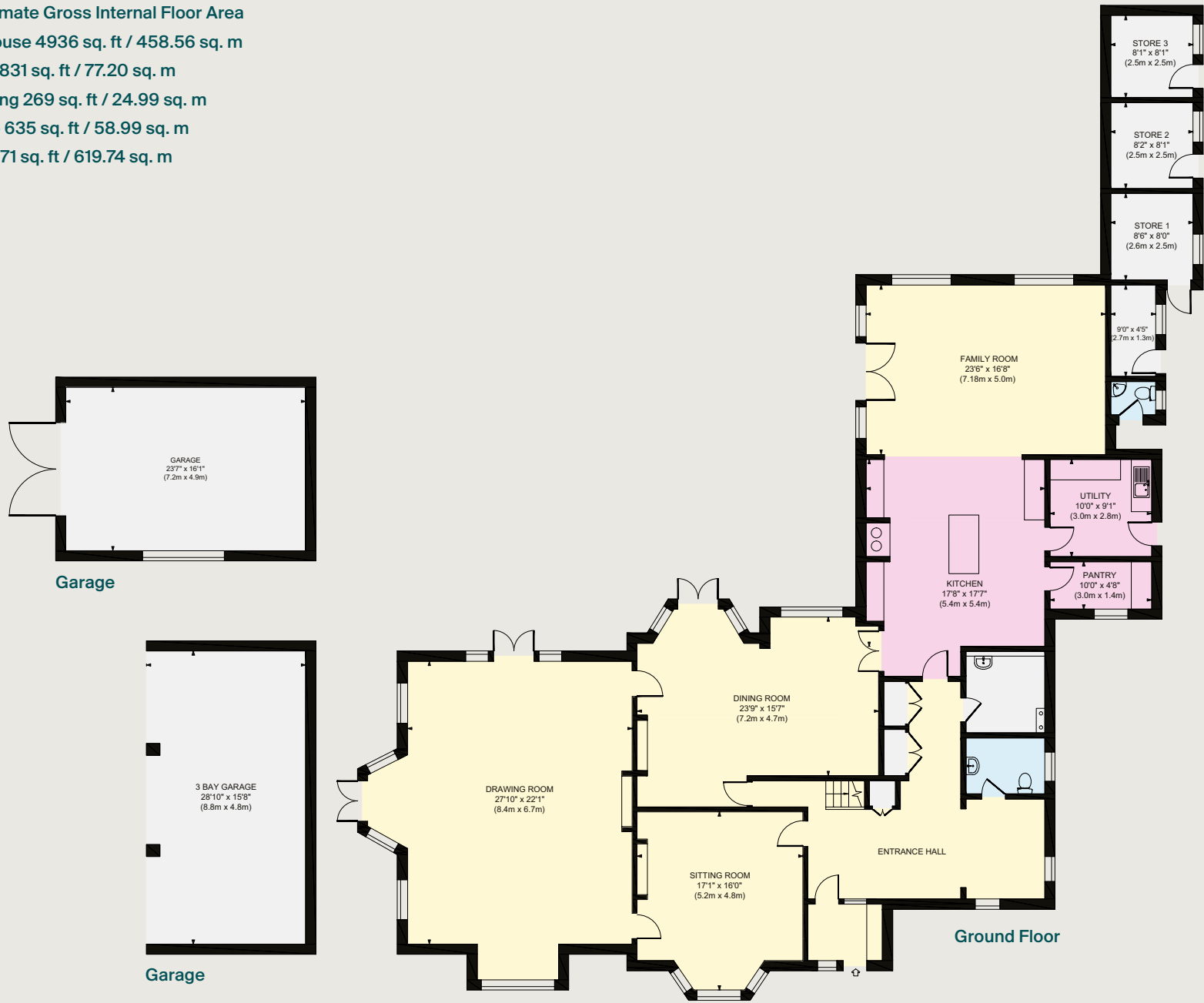
Upstairs, the principal suite impresses with a spacious dressing room and beautifully appointed bathroom overlooking the gardens. Five further bedrooms and three bathrooms offer flexible arrangements, all enjoying open views of the garden and Surrey Hills beyond.



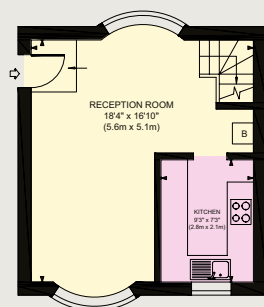


FLOOR PLAN

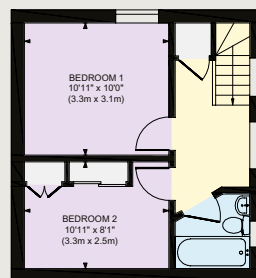
Approximate Gross Internal Floor Area
Main House 4936 sq. ft / 458.56 sq. m
Garage 831 sq. ft / 77.20 sq. m
Outbuilding 269 sq. ft / 24.99 sq. m
Cottage 635 sq. ft / 58.99 sq. m
Total 6671 sq. ft / 619.74 sq. m



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.

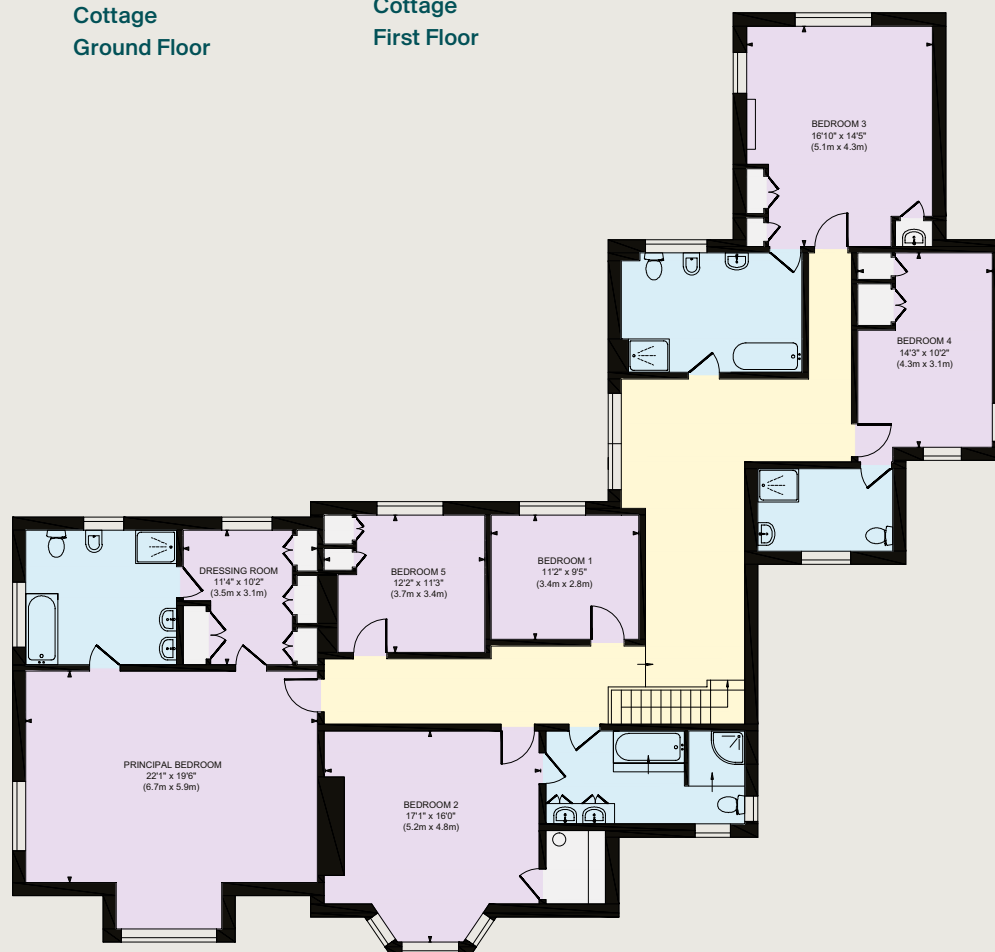


Cottage
Ground Floor



Cottage
First Floor

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



First Floor

A nearby cottage provides a ground-floor living room and kitchen, with two bedrooms and a bathroom above. Former stables serve as excellent garden stores, alongside further outbuildings for secure storage.



Gardens and Grounds

The grounds extend to approximately 4.5 acres, offering exceptional privacy and seclusion, with a southwest-facing rear garden and well-maintained lawns flowing from the patio.

Accessed via a long, tree-lined driveway, the property sits centrally on the plot with a turning area featuring a central island. The drive continues past the house to the cottage, a double garage, and a separate three-bay garage.

The rear garden is mainly laid to lawn, with an array of mature beds containing established plants and flowers. To the left side of the plot is a small woodland, and at the right time of year, there are bluebells.













Property Information

Services

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

Tenure

Freehold

Local Authority

Waverley Borough Council – 01483 523333

Council Tax

Band H

EPC Rating

D

Directions

Postcode: GU6 7SG

What3words: //presumes.thuds.sediment

Viewings

Viewing is strictly by appointment through Knight Frank.



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