



**25 Larkfield,
Ewhurst, GU6 7QU
Asking Price: £525,000 Freehold**

ROGER COUPE
your local property experts



*** Well presented three bedroom semi * Superb rural views to the rear ***

*** Fitted kitchen * Principal bedroom with refitted ensuite * Double glazed windows and gas fired heating ***

*** Single garage plus parking for several cars * EPC Rating: TBA ***

A well presented three bedroom, semi-detached home built by Berkeley Homes in 1994 situated on a small development, close to the village centre. The property enjoys a super location backing onto open fields with distant views to the Surrey Hills. The accommodation is arranged over two floors with a welcoming reception hall, ground floor cloakroom, fitted kitchen, spacious lounge/dining room with patio doors to the garden. On the first floor there is a main bedroom with refitted ensuite shower room, two further bedrooms and a family bathroom. All bedrooms have built in cupboards. The property benefits from modern gas fired central heating, double glazed windows and a superb amount of parking with space for 3-4 cars plus a single garage. The rear garden is currently gravelled with flower and shrub borders all around and affords delightful open views to the rear. We highly recommend a visit to fully appreciate the accommodation and location on offer.

Ewhurst is a lovely, semi-rural village nestled at the base of the beautiful Surrey Hills just a few miles north east of Cranleigh. Its population of 2,500 have access to an array of amenities including an well run general store, medieval church, recently updated pub, village club and a variety of independent retailers including a hairdresser, beauty shop and vet practice. The village has a play group, pre-school and infant school as well as a range of private and state schools in nearby villages. These include Duke of Kent School in Peaslake, Hurtwood House School, Cranleigh School and Glebelands High. It has a range of sports and social clubs with local playing fields, and is generally a wonderful area for pursuing outdoor activities such as walking, horse riding and mountain biking. Nearby (just 4.5 miles) Ockley Train Station provides convenient access up to London Victoria. Other mainline stations can be found in Guildford, Dorking or Horsham.

~ Accommodation ~

Ground Floor: ~ Entrance Hall: ~ Kitchen: 10' 10" x 8' 2" (3.29m x 2.49m) ~ Cloakroom: ~ Sitting Room: 16' 4" x 16' 0" (4.97m x 4.87m)

**First Floor: ~ Bedroom One: 12' 5" x 12' 0" (3.79m x 3.66m) ~ En-suite: ~ Bedroom Two: 9' 7" x 8' 2" (2.92m x 2.49m)
Bedroom Three: 7' 5" x 6' 11" (2.27m x 2.12m) ~ Bathroom**

Outside: ~ Garage: 17' 1" x 8' 8" (5.20m x 2.64m)

Directions:

From our office turn left into the High Street and proceed to the second mini roundabout. Take the Ewhurst Road and continue for approximately two and a half miles. At the sharp left hand bend, turn right towards The Green, signposted Walliswood, and then take the first left into Larkfield and Number 25 can be found halfway along on the left hand side.

Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

Local Authority: Waverley Borough Council. **Tax Band:** E

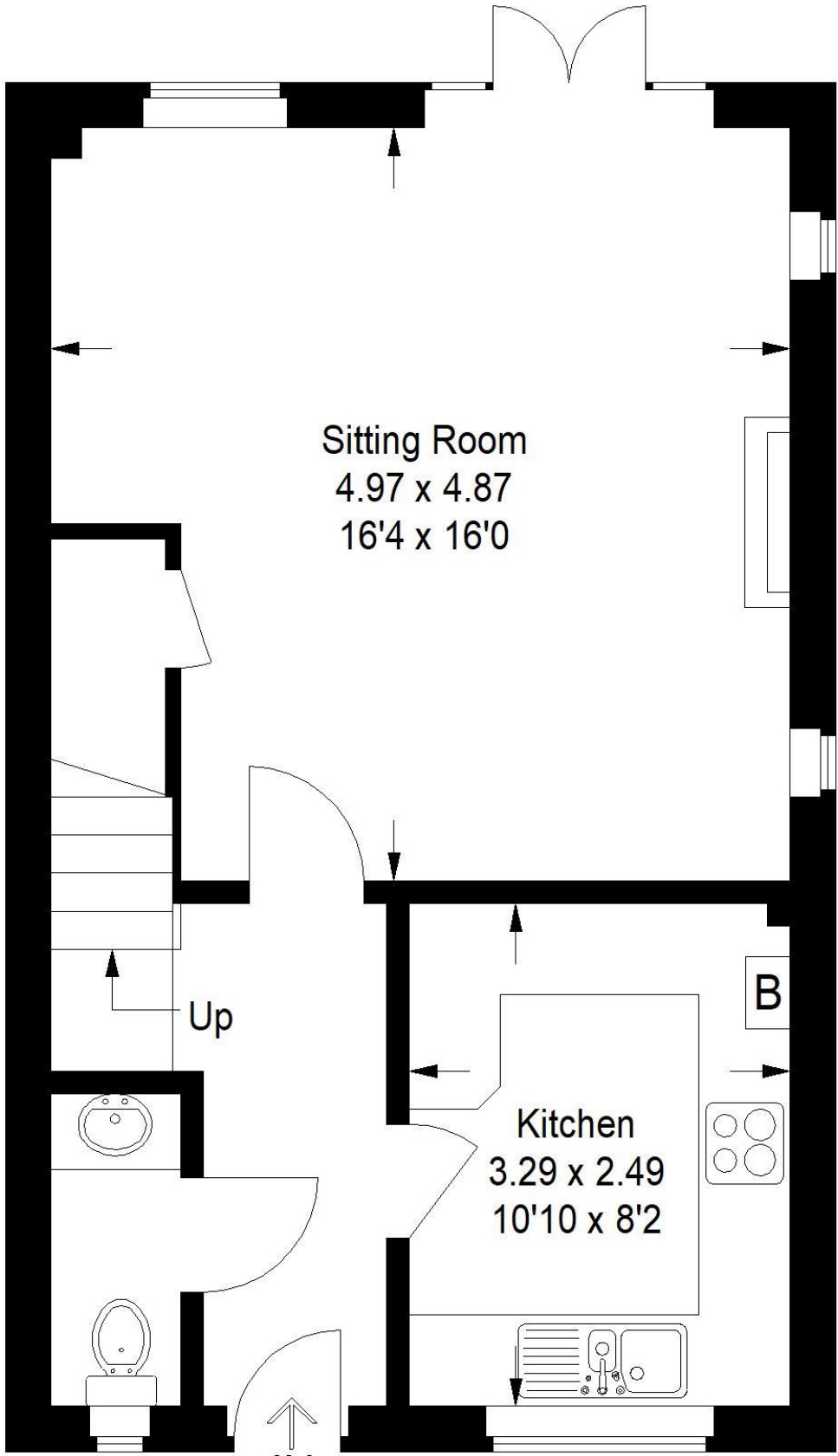
Larkfield, Ewhurst



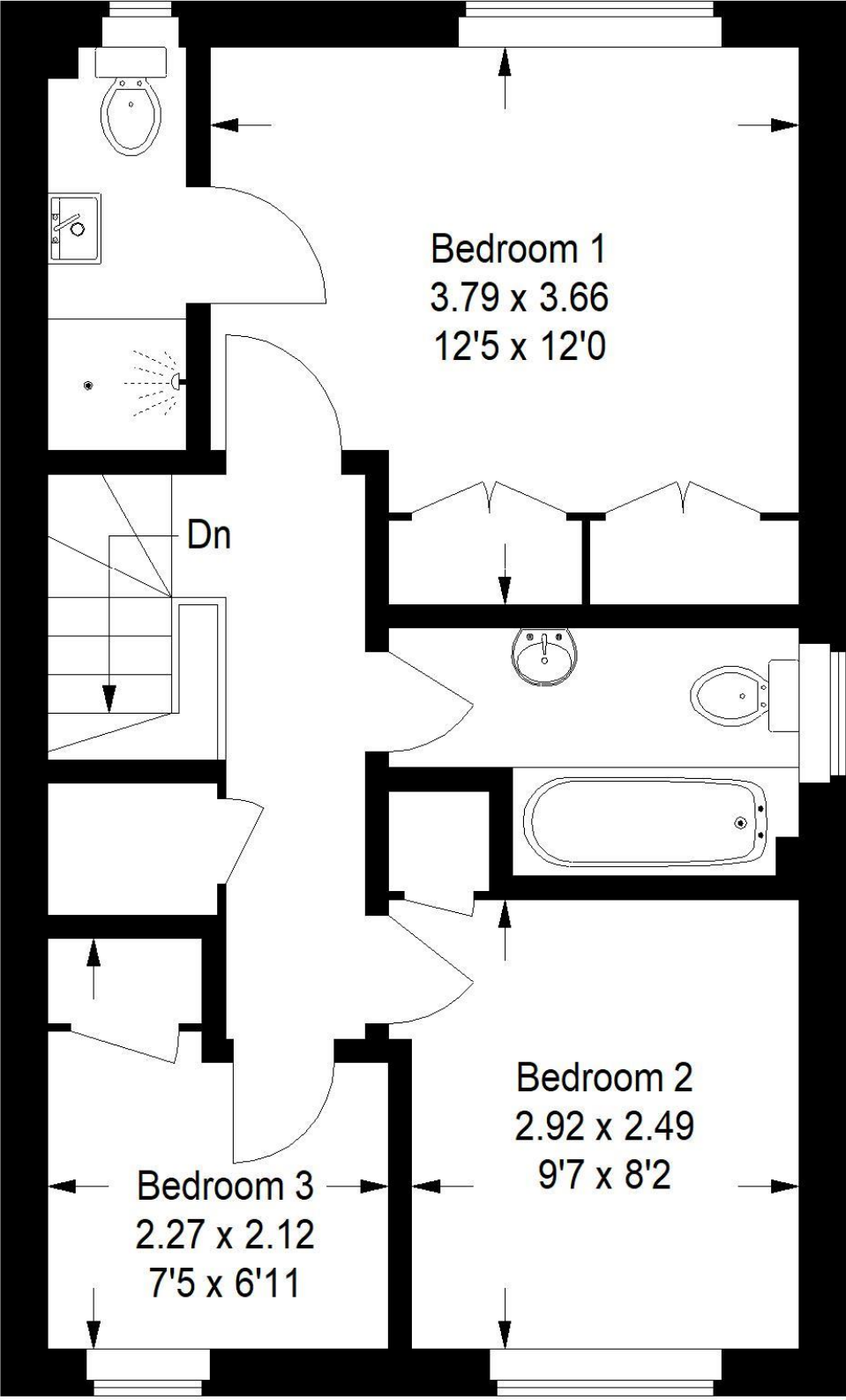
Approximate Gross Internal Area
 Ground Floor = 41.4 sq m / 446 sq ft
 First Floor = 40.7 sq m / 438 sq ft
 Garage = 13.8 sq m / 148 sq ft
 Total = 95.9 sq m / 1032 sq ft



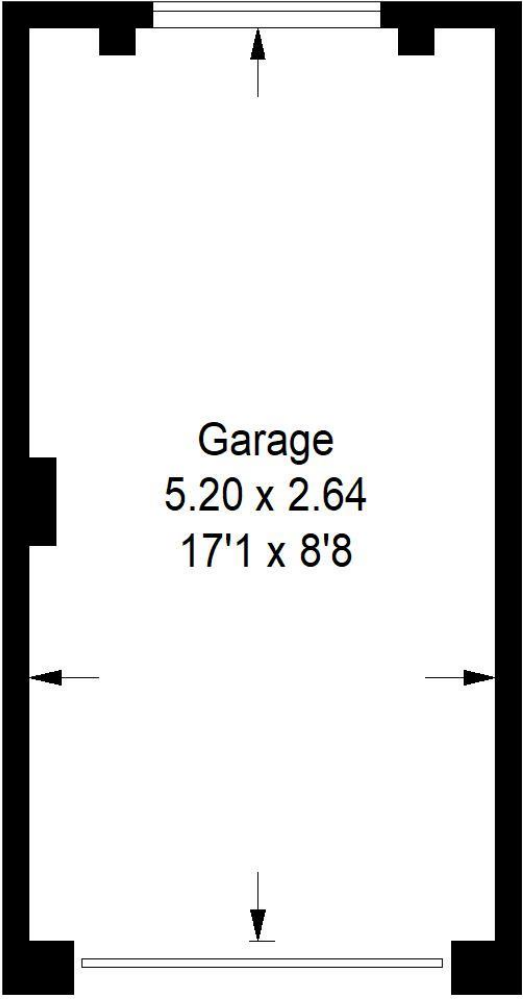
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Ground Floor



First Floor



(Not in position)

Sitting Room
 4.97 x 4.87
 16'4 x 16'0

Kitchen
 3.29 x 2.49
 10'10 x 8'2

Bedroom 1
 3.79 x 3.66
 12'5 x 12'0

Bedroom 3
 2.27 x 2.12
 7'5 x 6'11

Bedroom 2
 2.92 x 2.49
 9'7 x 8'2

Garage
 5.20 x 2.64
 17'1 x 8'8



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