



7 Cherry Tree Lane, Cranleigh, GU6 7GG
Asking Price: Offers in Excess of £500,000
Freehold

ROGER COUPE
your local property experts

ESTATE AGENT
Est. 1991

*** Modern energy efficient home * Spacious open plan living/dining room * Stylish kitchen with integrated appliances ***
*** Principal bedroom with en-suite * Two further bedrooms * Attractive South facing garden ***
*** Remainder of new home warranty * Garage and driveway * EPC Rating: B ***

Situated in the heart of Ewhurst, a tranquil and picturesque village at the foot of the Surrey Hills, is this attractive, individual semi-detached family home, built just a few years ago by renowned house builders 'Millwood Designer Homes'. Arriving at the property there is parking on the driveway in addition to an attached garage. Moving inside the entrance hall has a cloakroom off to one side and the contemporary fitted kitchen with integrated appliances to the front. The rear of the house features an open plan living/dining room with patio doors opening to the South facing rear garden. Moving upstairs there are three bedrooms, including the main bedroom featuring built in wardrobes and an en-suite shower room. The family bathroom completes the accommodation. Centrally located within the village the local infant school, shop and recreation ground are within easy reach making this an ideal property for a young family.

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 ~ Cloakroom ~ Kitchen: 10' 9" x 7' 9" (3.27m x 2.35m) ~ Sitting/Dining Room: 17' 8" x 15' 9" (5.38m x 4.81m)

**First Floor: Bedroom 1 with en-suite: 12' 9" x 12' 2" (3.89m x 3.72m) ~ Bedroom 2: 10' 8" x 8' 7" (3.26m x 2.62m)
Bedroom 3: 8' 11" x 6' 10" (2.72m x 2.08m) ~ Bathroom**

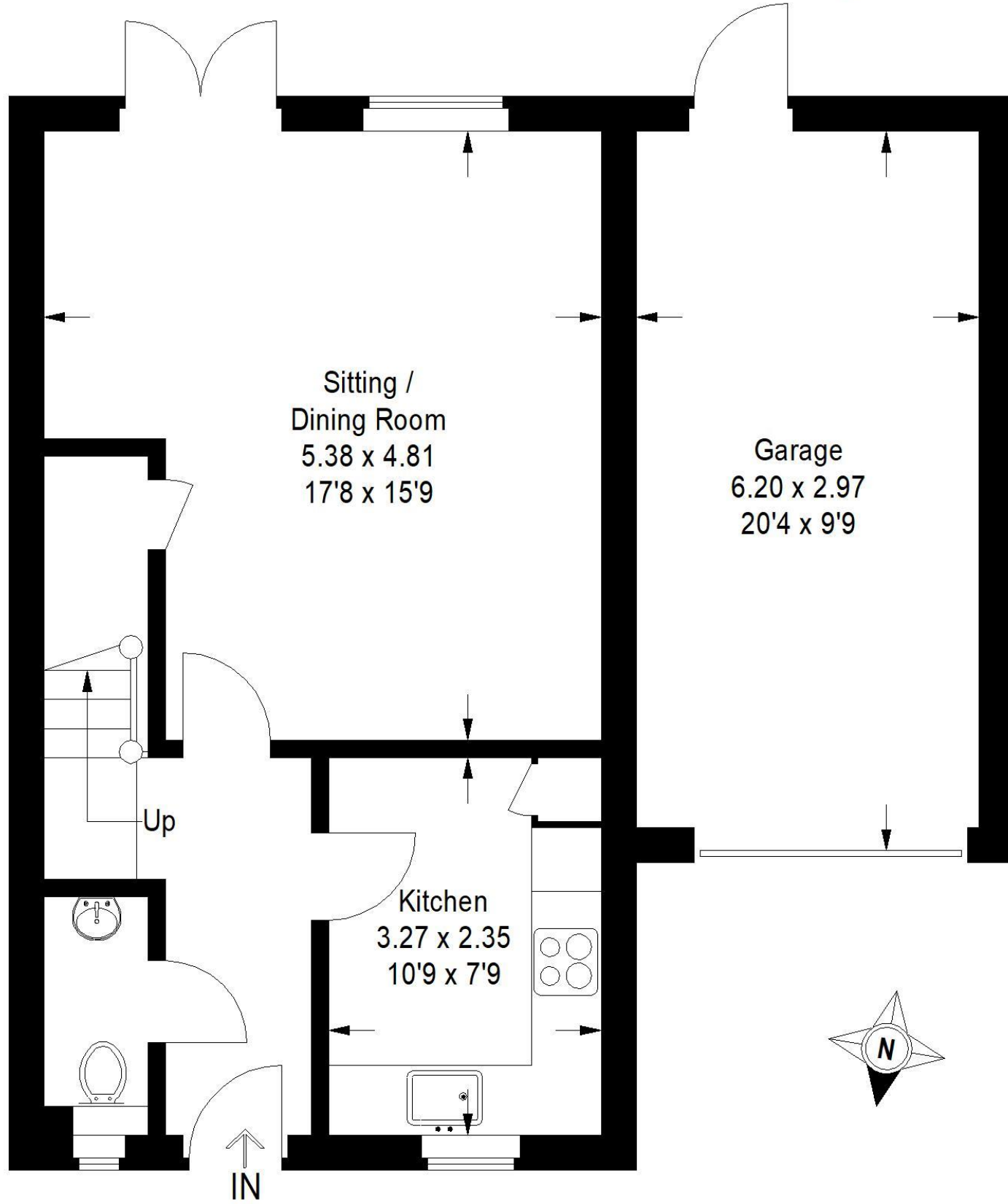
Outside: Garage: 20' 4" x 9' 9" (6.20m x 2.97m) ~ Driveway ~ South facing garden ~ Services: Mains Gas, Electric and Drainage

Directions: From our office turn left into the High Street and proceed to the second mini roundabout. Bear left into the Ewhurst Road and follow the road to Ewhurst village. On entering into the village turn left into cherry Tree Lane and follow the road along round to the left where Number 7 will be found on the left hand side.

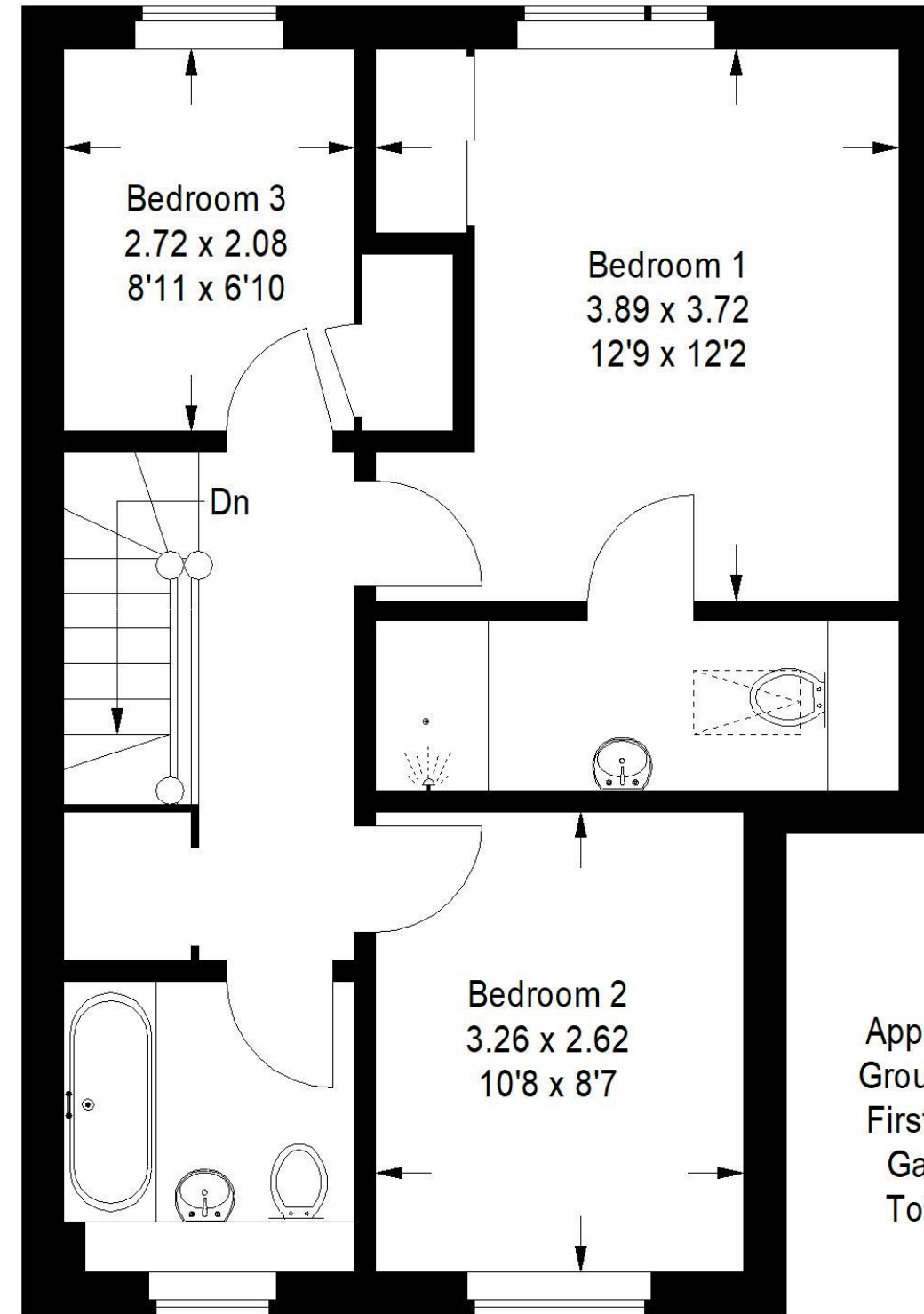
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or 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

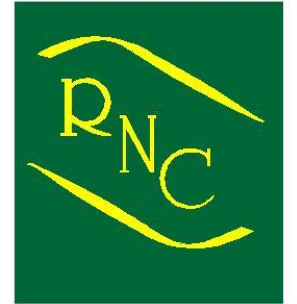
Cherry Tree Lane, Ewhurst



Ground Floor



First Floor



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.

Approximate Gross Internal Area
 Ground Floor = 42 sq m / 452 sq ft
 First Floor = 47.3 sq m / 509 sq ft
 Garage = 17.9 sq m / 193 sq ft
 Total = 107.2 sq m / 1154 sq ft



ROGER
COUPE





ROGER
COUPE





ROGER COUPE
your local property experts



www.rogercoupe.com
3 Bank Buildings, High Street, Cranleigh, Surrey GU6 8BB
T: 01483 268555 e: housesales@rogercoupe.com