



**10 Mapledrakes Close,  
Cranleigh, GU6 7QR  
Asking Price: £560,000 Freehold**

**ROGER COUPE**  
your local property experts



**\* Three bedroom detached bungalow \* Elevated position \* Quiet cul de sac \***  
**\* Central village location \* Double glazing & gas central heating \***  
**\* Double garage \* No onward chain \* EPC Rating: D \***

**Situated in an elevated position at the end of a small cul de sac in the heart of the village, this three bedroom detached bungalow enjoys far reaching views over the village to the countryside beyond. The property has an entrance hall, dining/reception hall with steps down to living room with fireplace and enjoys bright and sunny southerly aspects to the rear. There is a kitchen, three bedrooms with bedroom two having a comprehensive range of wardrobe cupboards, and a bathroom. Whilst the property benefits from modern gas fired heating, it would now benefit from some updating. Outside, there is plenty of off road parking leading to a double garage and the garden extends to three sides of the property with paved patio, areas of lawn and established shrub borders. Given the property's elevated position, there are superb far reaching views and the property is offered for sale with no onward chain.**

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: ~ Dining Room: 10' 11" x 9' 4" (3.34m x 2.84m) ~ Sitting Room: 17' 9" x 12' 3" (5.40m x 3.73m)**  
**Kitchen: 11' 8" x 7' 10" (3.56m x 2.38m) ~ Bedroom One: 12' 8" x 8' 11" (3.86m x 2.72m) ~ Bedroom Two: 12' 7" x 9' 5" (3.84m x 2.88m)**  
**Bedroom Three: 10' 11" x 6' 3" (3.32m x 1.90m) ~ Shower Room: ~ Cloakroom**

**Outside: ~ Garage: 18' 9" x 16' 0" (5.72m x 4.88m)**

**Services:** All mains services are connected.

#### **Directions:**

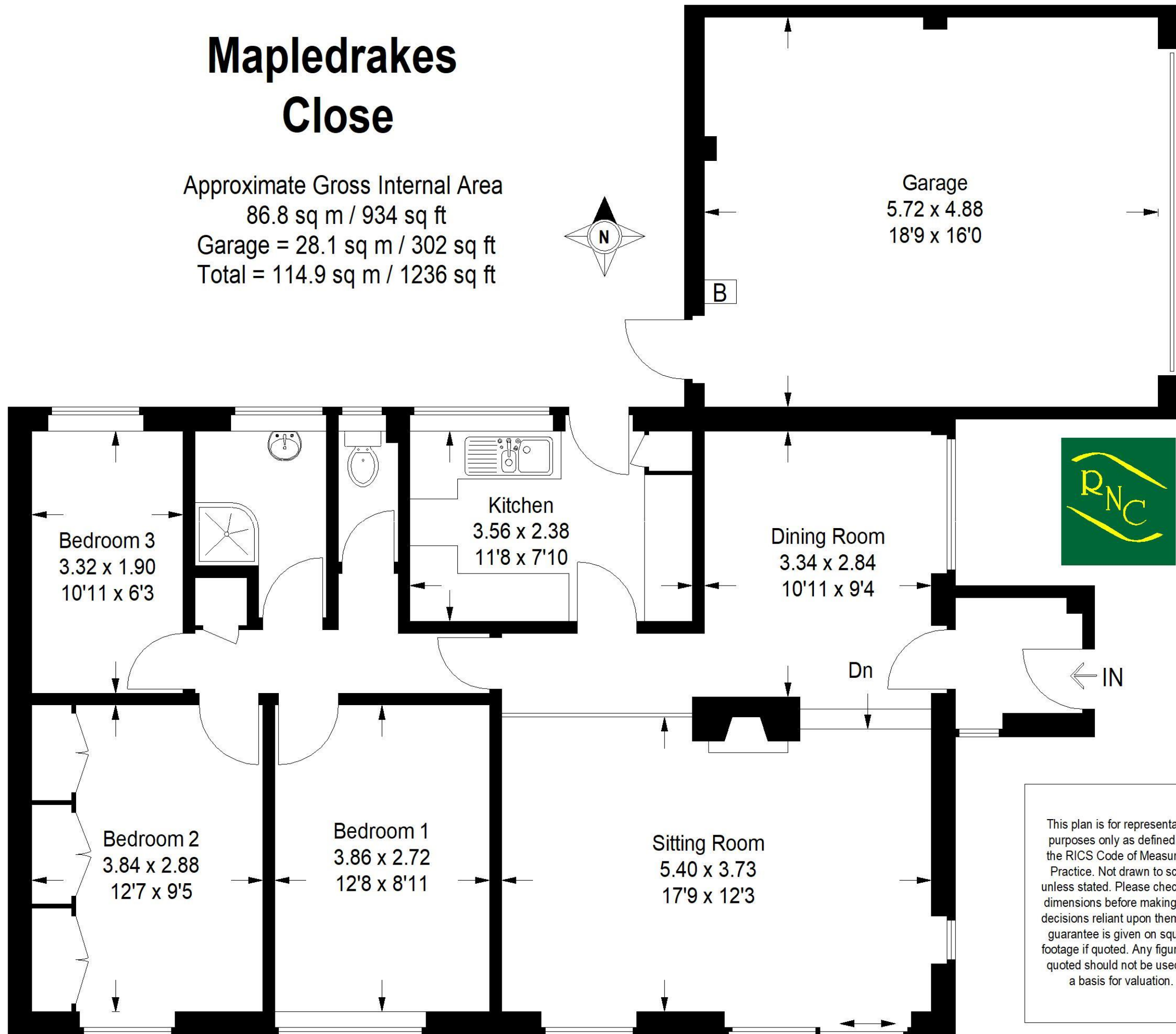
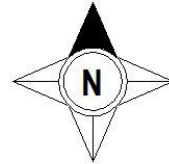
From our office turn left into the High Street and proceed to the second mini roundabout. Bear left into the Ewhurst Road and follow the road to Ewhurst village. Turn right into Mapledrakes Road and continue for a short distance turning left into Mapledrakes Close, continue to the end of the cul de sac, turning right into a driveway and number 10 can be found immediately 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

# Mapledrakes Close

Approximate Gross Internal Area  
86.8 sq m / 934 sq ft  
Garage = 28.1 sq m / 302 sq ft  
Total = 114.9 sq m / 1236 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.



ROGER  
COUPE





ROGER  
COUPE





**ROGER COUPE**  
your local property experts

  
ESTATE AGENT  
Est. 1991

[www.rogercoupe.com](http://www.rogercoupe.com)  
3 Bank Buildings, High Street, Cranleigh, Surrey GU6 8BB  
T: 01483 268555 e: [housesales@rogercoupe.com](mailto:housesales@rogercoupe.com)