



Christmas Cottage
The Street, Ewhurst, GU6 7QD
Asking Price: £825,000 Freehold

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*** Well presented and extended attached character cottage * Impressive dining/reception hall * Three double bedrooms *
Open plan fitted kitchen/dining room * Superb west facing garden * Substantial timber chalet/home office *
No Onward Chain * Parking for several cars * EPC Rating: D ***

A beautifully presented and extended character attached cottage situated in the heart of this pretty Surrey village at the foot of the Surrey Hills. On entering the property you are greeted by a most welcoming part vaulted dining reception hall with modern timber style flooring, refitted shower/cloakroom and fitted utility room. There is a bespoke fitted kitchen with gas range cooker and granite work surfaces and is open plan to the dining room. The sitting room is a lovely feature of the property having been extended with part vaulted ceiling and double doors to the outside affording delightful sunny westerly views over the garden. Stairs rise from the dining/reception hall to the first floor where there are three double bedrooms and a bathroom.

Outside, there is parking for several cars and side access to the rear garden which is a super feature of the property being of a good size, enjoying a westerly aspect. There is a paved patio stepping onto extensive lawns with well stocked and flower and shrub borders around all set behind established hedging and fencing, providing good degrees of privacy. At the end of the garden there is a detached timber chalet/home office with power and light. We highly recommend an early visit to fully appreciate this delightful cottage which 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 a superb general store, medieval church 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, a polo club and a wonderful area for pursuing outdoor activities. Mainline stations are available in Guildford or Dorking.

~ Accommodation ~

**Ground Floor: ~ Entrance Hallway: ~ Dining Room: 23' 6" x 9' 6" (7.17m x 2.89m) ~ Kitchen: 12' 8" x 10' 11" (3.85m x 3.33m) ~
Sitting Room: 18' 3" x 16' 5" (5.55m x 5.01m) ~ Shower Room: ~ Utility Room: ~ First Floor: ~ Bedroom One: 16' 11" x 11' 0" (5.15m x 3.36m) ~
Bedroom Two: 14' 0" x 10' 2" (4.26m x 3.09m) ~ Bedroom Three: 10' 2" x 9' 7" (3.09m x 2.93m) ~ Bathroom: ~
Outside: ~
Chalet/Home Office: 15' 2" x 13' 6" (4.62m x 4.12m) ~ Garden Store: 8' 7" x 5' 1" (2.61m x 1.56m) ~ Double glazed windows ~
Services: All mains services connected ~**

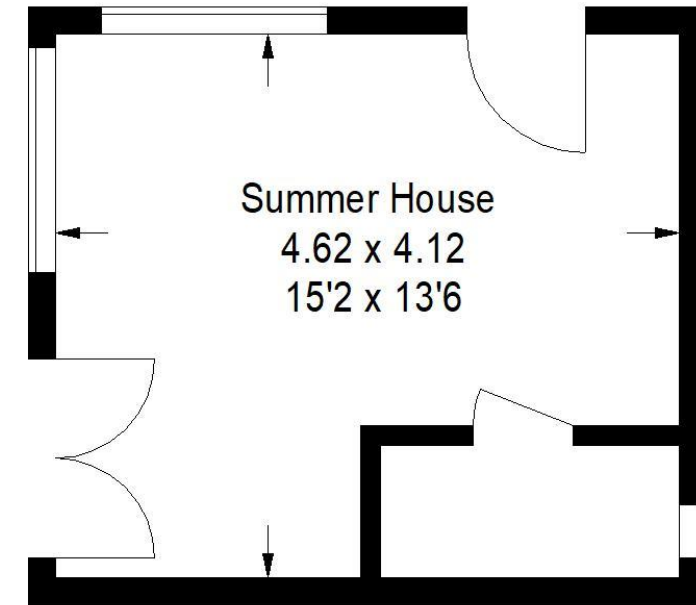
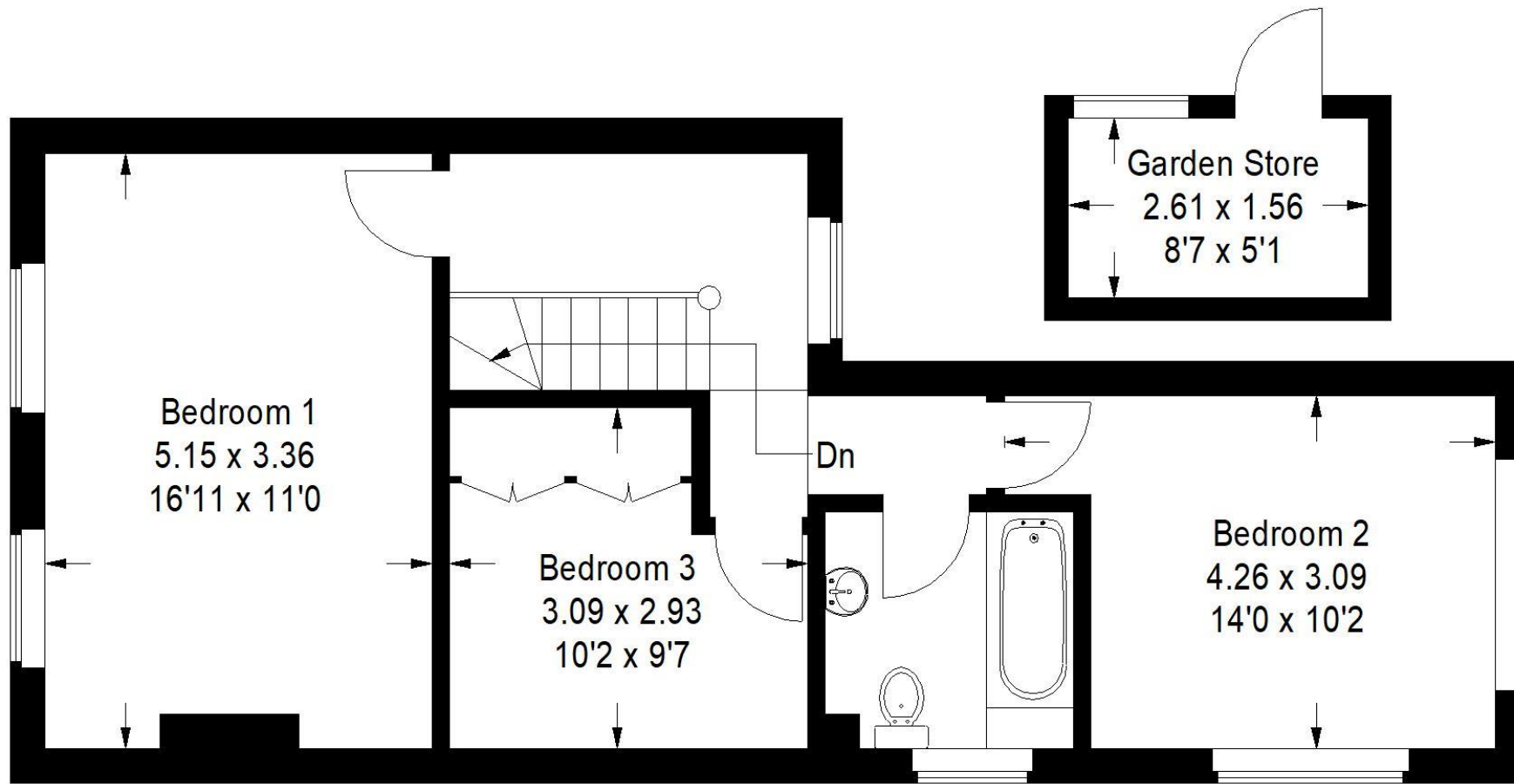
Directions:

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. On entering Ewhurst continue through the village passing the village shop and church and Christmas Cottage can be found after a short distance on the left hand side just before the Bulls Head pub.

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

The Street, Ewhurst

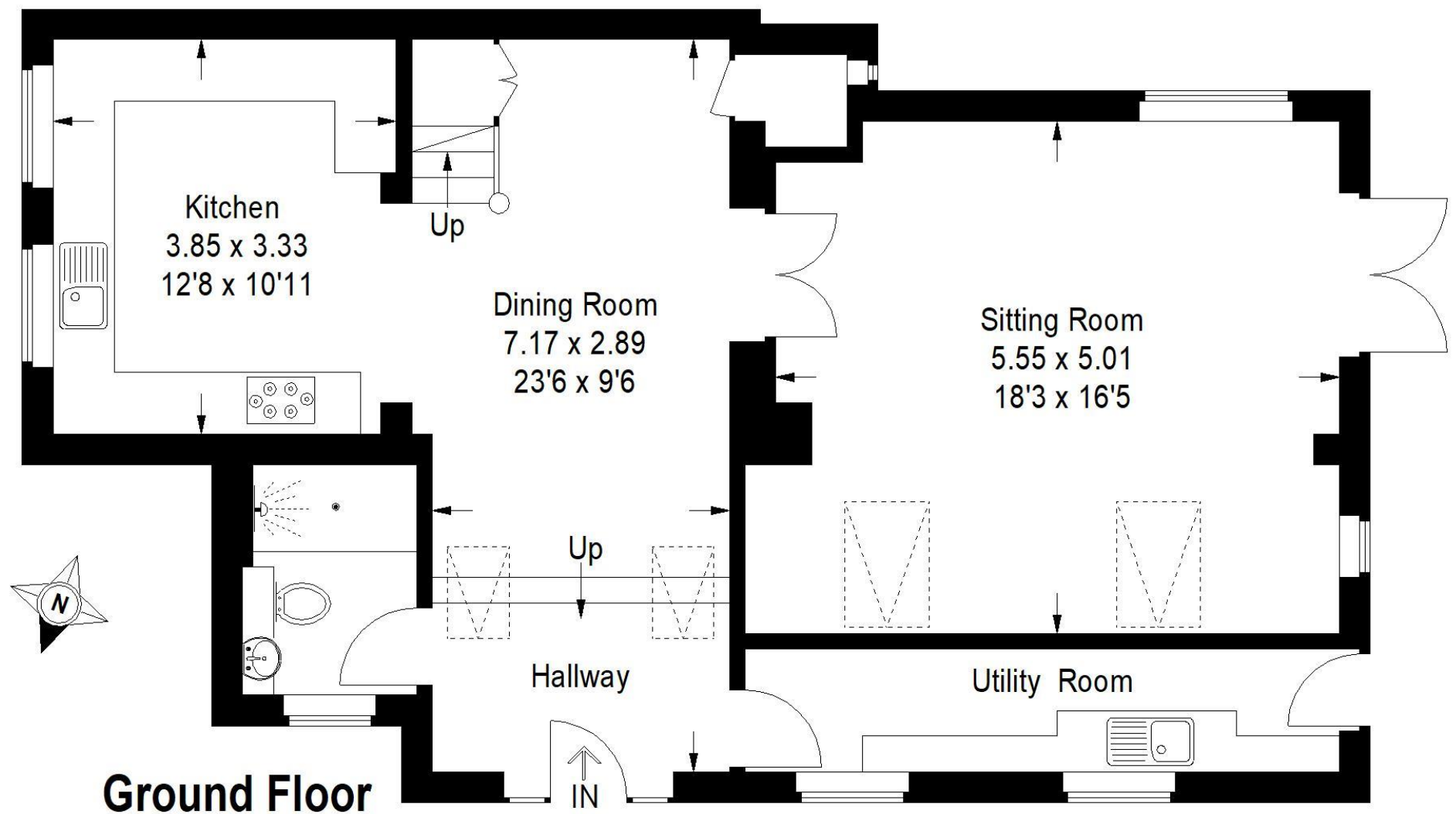
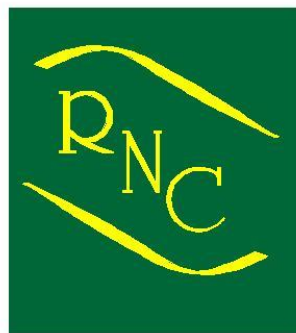


(Not in location)

First Floor

Approximate Gross Internal Area
 Ground Floor = 79.1 sq m / 851 sq ft
 First Floor = 52.1 sq m / 561 sq ft
 Summer House = 19.3 sq m / 208 sq ft
 Garden Store = 4 sq m / 43 sq ft
 Total = 154.5 sq m / 1663 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



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