



7 Hazelbank Cottages
The Street, Ewhurst, GU6 7RH
Asking Price: Offers in Excess of £500,000

ROGER COUPE
your local property experts


ESTATE AGENT
Est. 1991

*** Sought after Surrey Hills Village * Extended character home * Open plan kitchen/dining room *
* 25' Sitting room with fireplace * 3 bedrooms * 2 bathrooms (1 en-suite) * Generous South facing garden *
* Convenient central position * EPC Rating: E ***

Situated in the centre of this sought after Surrey village at the foot of the Surrey Hills (area of outstanding natural beauty) is this superbly presented character property benefiting from having been extended over the years to create a most comfortable family home featuring a spacious open plan kitchen dining room at the heart of the home, overlooking the attractive garden. One of the key attributes of this lovely home is its position in the heart of the community, the excellent village amenities are all within a short walk including; a very well run village shop, recreation ground with sports club, local church, pre-school and infant school and the bus stop is virtually opposite for catching the bus into Cranleigh. Furthermore the property is wonderfully situated for enjoying outdoor leisure activities with rural countryside walks and fantastic road and mountain biking routes from the doorstep.

Inside, the front door which happens to be on the side of the property, opens into a large sitting room (over 25' in length) featuring an attractive fireplace, moving to the rear of the property is an impressive open plan kitchen/dining room with part vaulted ceiling and glazed gable end making this a lovely light room. Patio doors open to the attractive sunny orientation garden, and a cloakroom completes the ground floor. On the first floor there are two double bedrooms one of which has an en-suite shower room, a family bathroom and a third bedroom which provides access to a useful loft room.

We highly recommend arranging a viewing to fully appreciate this charming home and garden.

~ Accommodation ~

Ground Floor: Sitting Room: 25' 2" x 11' 8" (7.67m x 3.55m) ~ Kitchen/Dining Room: 22' 0" x 11' 11" (6.71m x 3.63m)

**First Floor: Bedroom One: 11' 5" x 11' 0" (3.47m x 3.36m) ~ En-suite: ~ Bedroom Two: 13' 1" x 12' 0" (4.00m x 3.65m)
Bedroom Three: 9' 4" x 6' 0" (2.84m x 1.83m) ~ Bathroom**

Top Floor: ~ Loft Room: 12' 0" x 10' 9" (3.66m x 3.27m)

Outside: Off street parking ~ Generous South West facing garden ~ Services: Mains; gas, water, 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 this road to Ewhurst village. No 7 Hazelbank Cottages will be found after the sharp left hand bend, on the left hand side after a short distance.


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.

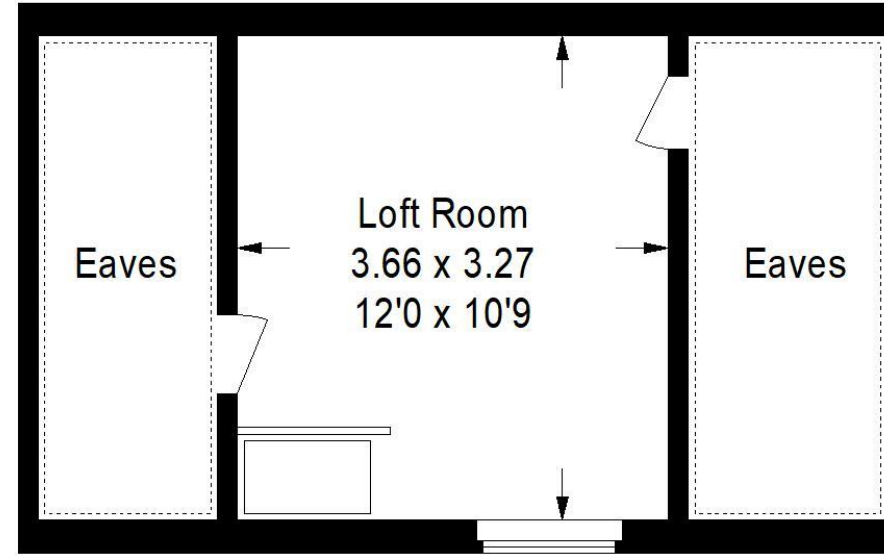
Local Authority: Waverley Borough Council. **Tax Band:** D

The Street, Ewhurst



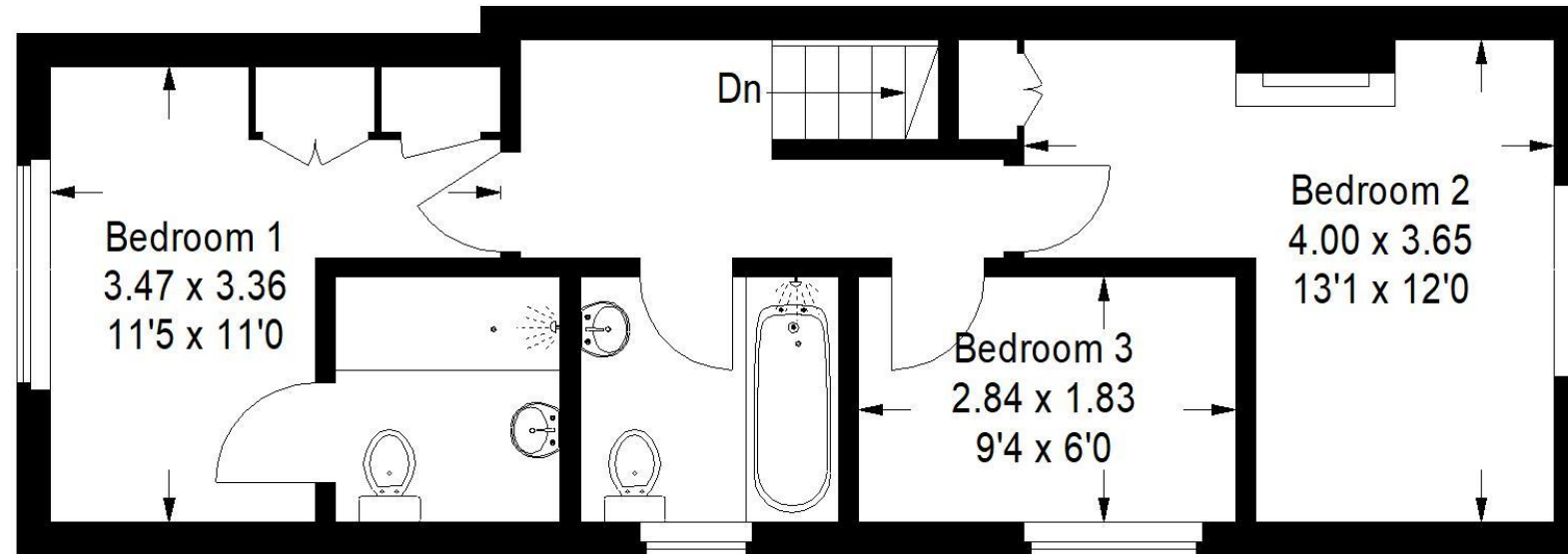
Approximate Gross Internal Area
 Ground Floor = 51.3 sq m / 552 sq ft
 First Floor = 40.7 sq m / 438 sq ft
 Second Floor = 11.9 sq m / 128 sq ft
 Total = 103.9 sq m / 1118 sq ft
 (Excluding Eaves Storage)

 = Reduced headroom
 below 1.5 m / 5'0

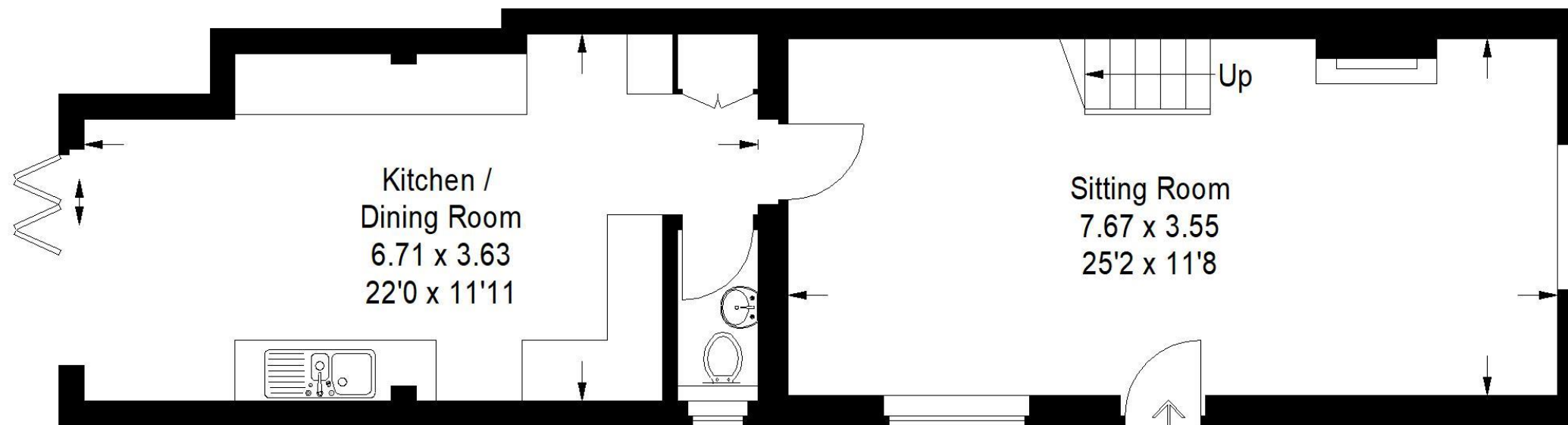


Second Floor

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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.



First Floor



Ground Floor



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