



Wheatshaf House
Horsham Road, Ellens Green

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ESTATE AGENT
Est. 1991

*** Stunning character home * Generous Westerly aspect garden plot * Versatile layout * 3 bedrooms (potential for more) ***
*** 5 reception areas * Kitchen with vaulted ceiling * Period features throughout * Quality refurbishment with high specification ***
*** Air conditioning * EPC: C ***

Horsham Road, Ellens Green, RH12 3AS
Asking Price: £1,250,000- Freehold

An exquisite converted former Public House, now an uncompromising, high specification character home, occupying a generous plot (approx. 3/4 acre) situated on the Surrey/Sussex border between Cranleigh and Rudgwick. Arriving at the property there is a large driveway and parking area in addition to a double garage. Moving inside the sympathetically updated property is full of character charm and original features. The ground floor is particularly spacious featuring several reception rooms including a cosy family room with attractive fireplace leading to a large sitting room with another fireplace and windows and/or glazed doors to all sides making this a lovely light room. Continuing through there is a stunning open plan kitchen/dining room with doors and outlook onto the patio and gardens and featuring a part vaulted ceiling and beautifully finished kitchen with an Aga and a central island incorporating a breakfast bar. Off the dining room is a spacious study/office room ideal for anyone now working from home. There is a further reception room to the front of the property, currently used as a gym, with some of the original pub features including the staged darts area which in our opinion could be converted to be an en-suite ground floor bedroom should it be required. Completing the ground floor is a useful utility room, cloakroom and covered courtyard/store area. Moving upstairs the property continues to impress with a generous open landing (large enough to create an additional bedroom) leading to three double bedrooms each with their own individual character, the principal bedrooms has bespoke fitted wardrobes and an en-suite shower room, the family bathroom completes the accommodation.

We highly recommend a viewing in order to fully appreciate the unique charm and quality of this exceptional home.

Situation: Ellens Green is a hamlet situated almost midway between Cranleigh, Rudgwick and Ewhurst villages. There is a village hall with playground nearby and local pubs include the highly regarded Chequers at nearby Rowhook and The Kings Head and The Fox in Rudgwick village which is approximately 2 miles distant. Rudgwick offers local and private schooling, doctors and dentist surgery and everyday local Co-op store/post office. Rudgwick is situated approximately 12 miles south of Guildford and 8 miles from Horsham both having a comprehensive range of shopping and leisure facilities and mainline stations to London. Nearby Cranleigh also offers a wide range of shops and a leisure centre.

~ Accommodation ~

Ground Floor: Entrance Hall ~ Family Room: 15' 8" x 15' 4" (4.77m x 4.67m) ~ Sitting Room: 20' 10" x 13' 3" (6.35m x 4.05m)
Dining Room: 20' 0" x 14' 3" (6.10m x 4.35m) ~ Study: 13' 1" x 11' 7" (4.00m x 3.54m) ~ Kitchen/Breakfast Room: 14' 6" x 13' 8" (4.41m x 4.16m)
Gym: 23' 9" x 10' 4" (7.25m x 3.16m) ~ Utility Room ~ Cloakroom

First Floor: Bedroom with en-suite: 13' 2" x 11' 6" (4.02m x 3.50m) ~ Bedroom 2: 13' 4" x 9' 8" (4.06m x 2.94m) ~ Bedroom 3: 11' 0" x 10' 4" (3.35m x 3.14m)
Bathroom ~ First Floor Landing (potential bedroom Four): 13' 9" x 13' 5" (4.18m x 4.08m)

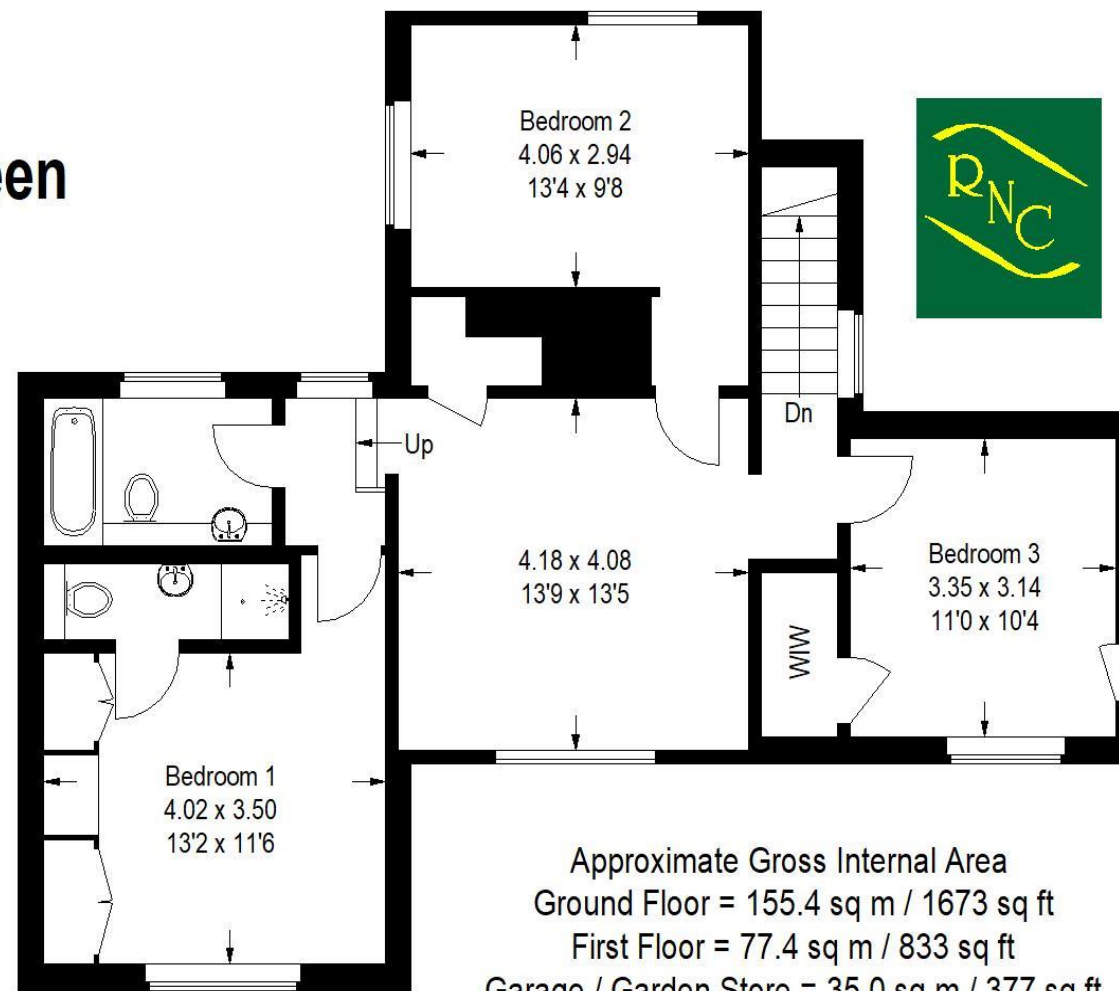
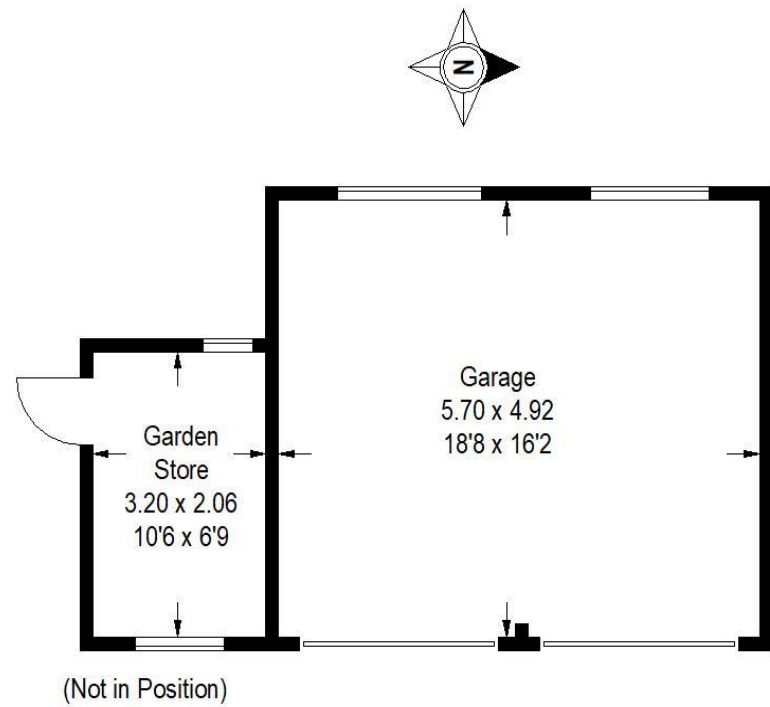
Outside: Double garage: 18' 8" x 16' 2" (5.70m x 4.92m) ~ Garden Store: 10' 6" x 6' 9" (3.20m x 2.06m) ~ Covered Log Store/Garden Store
Services: All mains services connected (pumping station). Fiber Broadband

Directions: From our office turn left into the High Street and proceed to the second mini roundabout. Continue straight over into the Horsham Road and follow the road for a couple of miles to Ellens Green, and Wheatsheaf House can be found on the right 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.

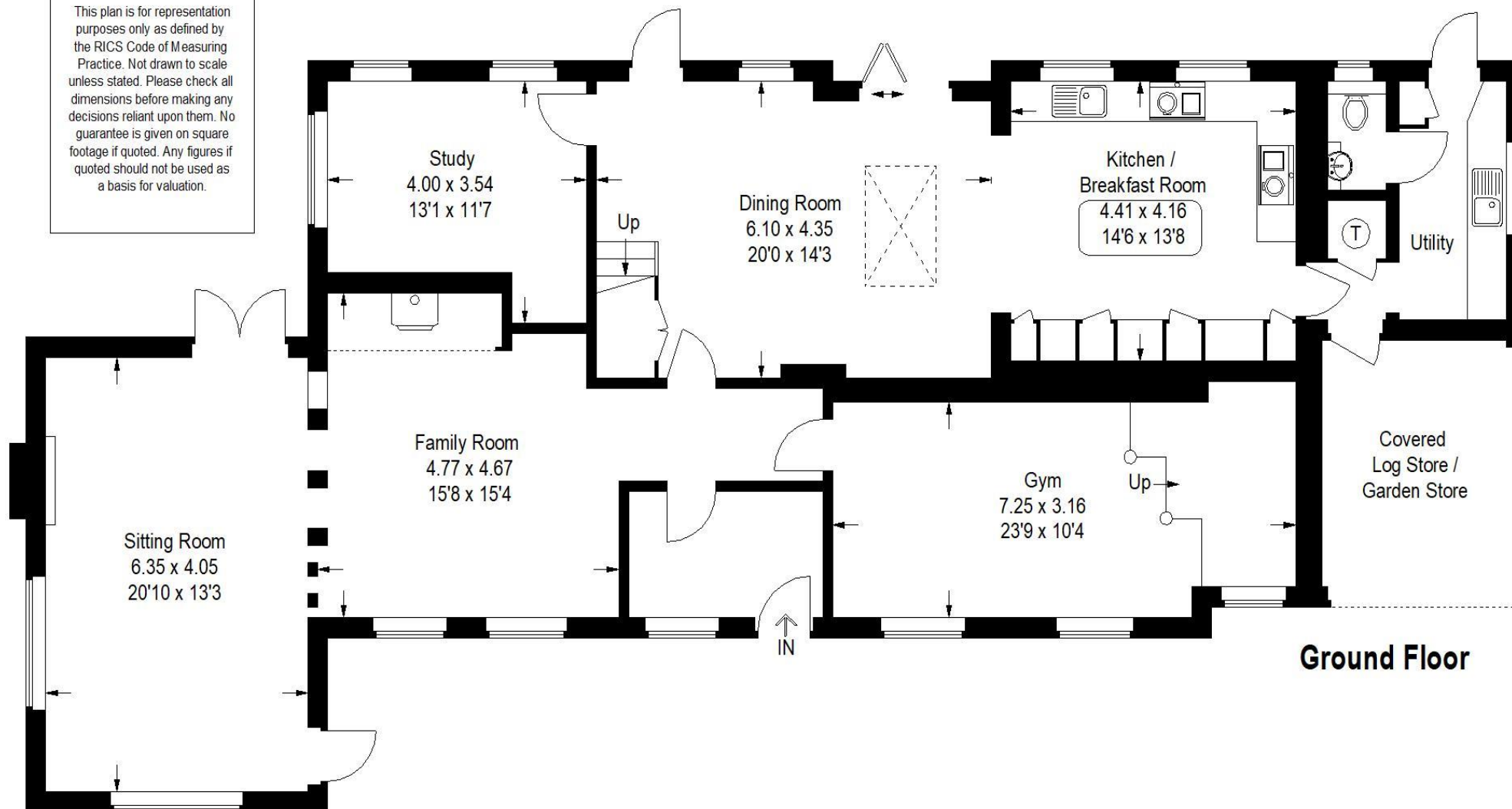
Local Authority: Waverley Borough Council. Tax Band: G. EPC Rating: C

Horsham Road, Ellens Green



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.









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