



**1 Greenside Cottages**  
**The Green, Ewhurst, GU6 7RP**  
**Asking Price: £850,000 Freehold**

**ROGER COUPE**  
*your local property experts*  
ESTATE AGENT  
Est. 1991



**\* Attractive Victorian home \* Over looking The Green \* Sought after Surrey Hills village \* 4 Bedrooms \* 2 Bathroom \*  
\* Open plan kitchen/dining room \* 28' Sitting room \* Beautifully presented throughout \*  
\* West facing garden \* Home office \* EPC Rating: D \***

**We are delighted to offer for sale this beautifully presented four bedroom, two bathroom Victorian semi-detached home enviably situated on the edge of the village set back with attractive outlook to the front over The Common towards the cricket green. This spacious family home features well-proportioned reception rooms including an impressive dual aspect open-plan kitchen/dining room to the rear with bi-folding doors leading onto the garden. On the first floor there are three bedrooms and a tastefully updated shower room whilst on the top floor there is a further double bedroom with en-suite bathroom. Outside there is a good size garden to the rear, with neatly landscaped lawns and flower beds, and a most useful brick built home office with power and light.**

**We highly recommend a viewing to fully appreciate the quality and size of the accommodation on offer.**

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 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: Porch ~ Entrance hall ~ Sitting Room: 28' 7" x 12' 1" (8.7m x 3.686m) ~ Kitchen/dining Room: 18' 8" x 17' 3" (5.70m x 5.25m)  
Boot Room: 7' 9" x 4' 0" (2.35m x 1.23m) ~ Cloakroom ~ Utility Room**

**First Floor: Bedroom 2: 15' 4" x 11' 3" (4.67m x 3.42m) ~ Bedroom 3: 10' 4" x 9' 8" (3.15m x 2.94m) ~ Bedroom 4: 9' 9" x 9' 4" (2.96m x 2.85m)  
Re-fitted Shower Room**

**Top Floor: Bedroom 1: 14' 4" x 9' 9" (4.36m x 2.97m) ~ En-suite Bathroom**

**Outside: Generous West facing garden ~ Paved patio area ~ Office: 7' 7" x 7' 7" (2.32m x 2.32m) ~ Garage: 16' 11" x 11' 0" (5.15m x 3.35m)  
Services: All mains services connected**

**Directions:** From our office turn left into the High Street and proceed to the roundabout at the petrol station, take the first exit onto the Ewhurst Road, after approximately 2 miles, turning right into Gadbridge Lane and continue to the end. Turn right onto The Green and number 1 is the first house on the right.


# The Green, Ewhurst

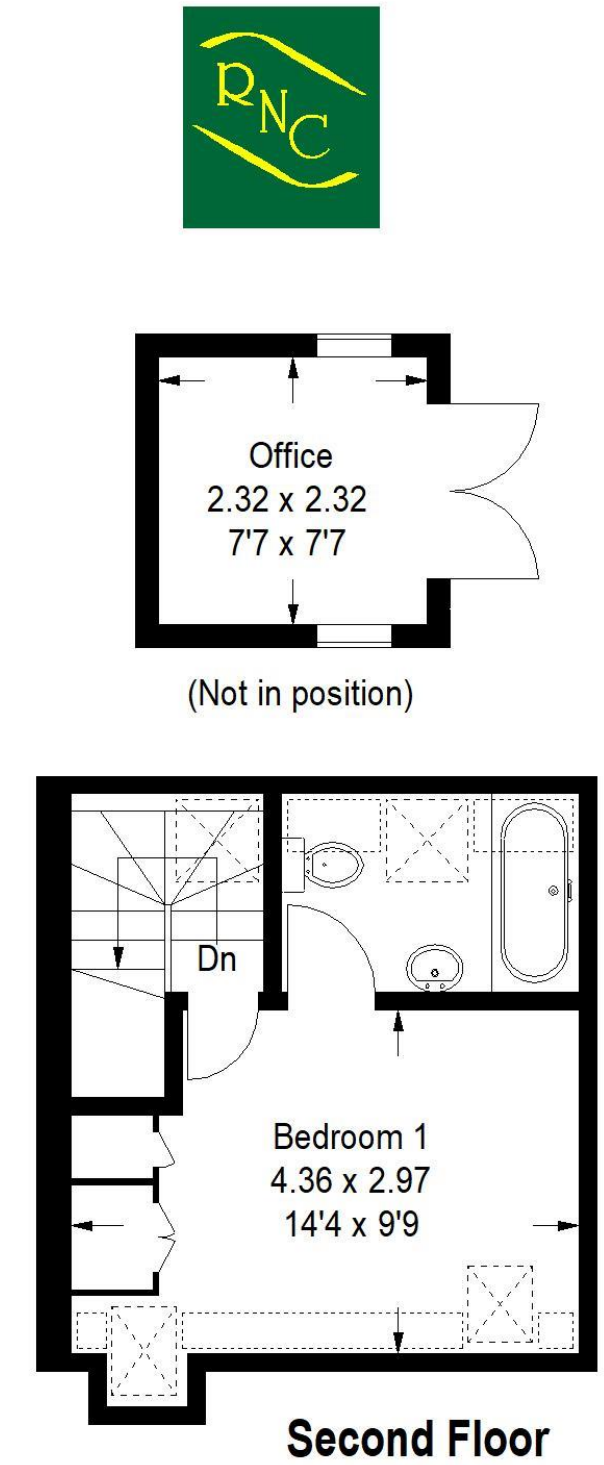
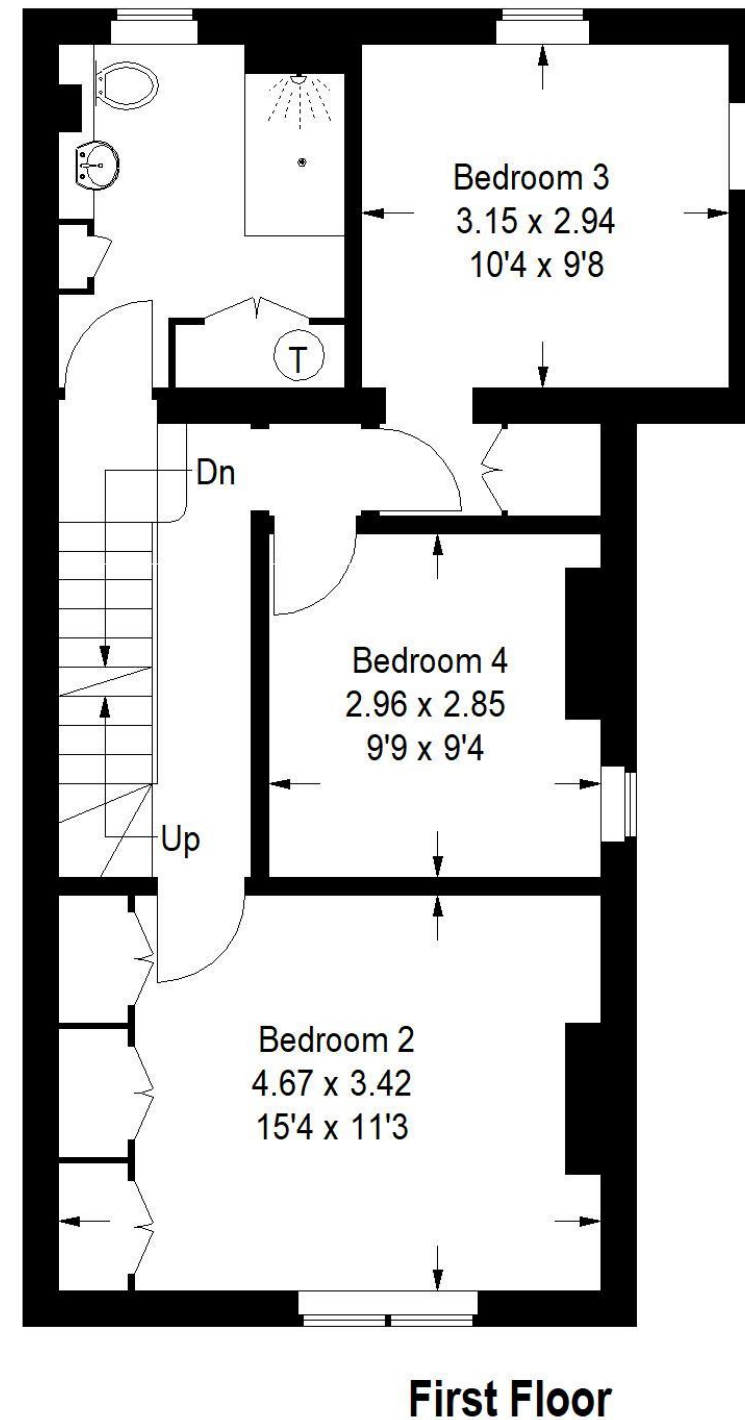
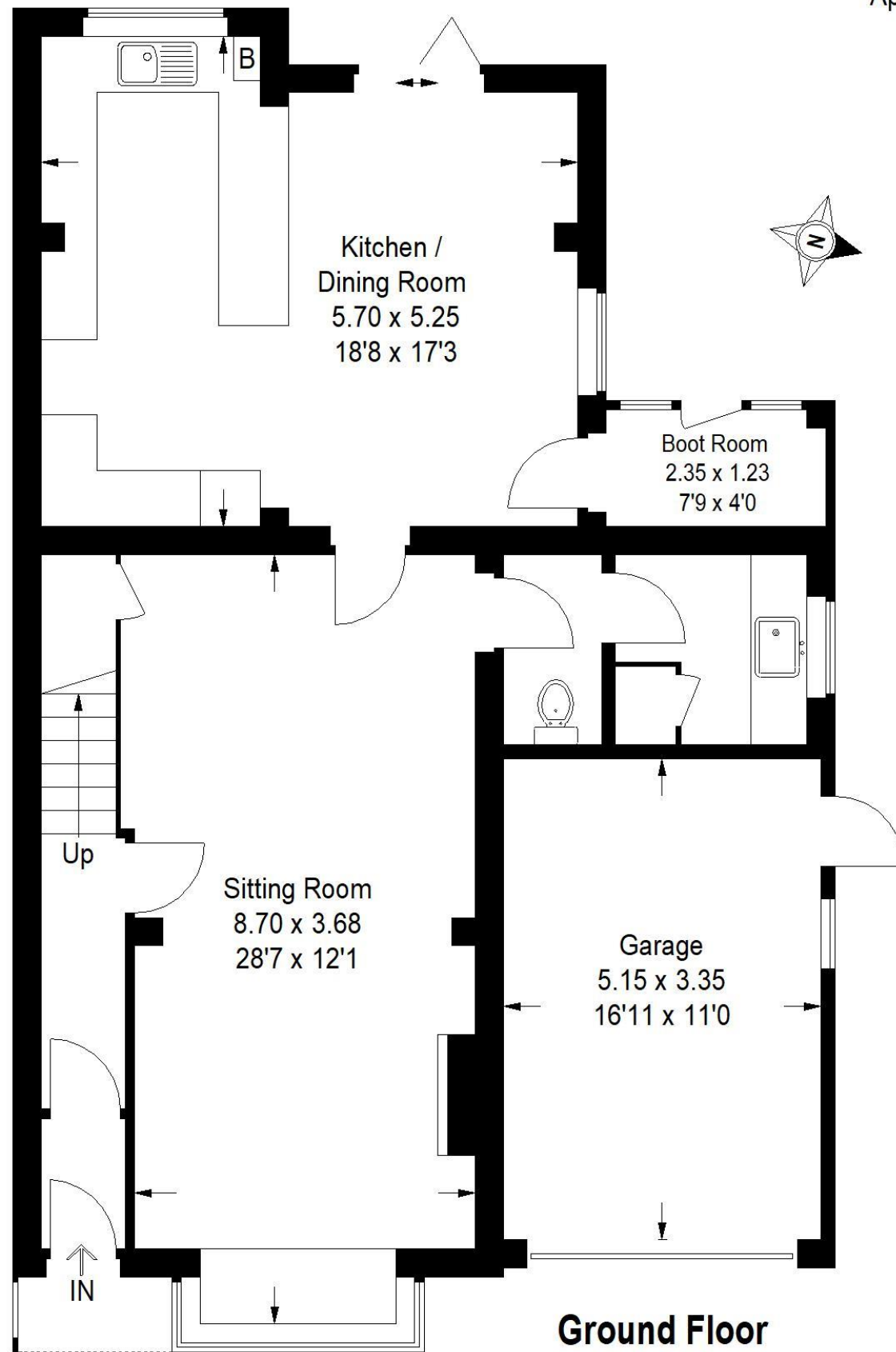
Approximate Gross Internal Area (Including Garage) = 164.3 sq m / 1767 sq ft

Office = 5.3 sq m / 57 sq ft

Boot Room = 3.1 sq m / 33 sq ft

Total = 172.7 sq m / 1857 sq ft

 = Reduced headroom below 1.5 m / 5'0"



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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