



Applecroft
Walliswood, RH5 5RD
Asking Price: £1,025,000

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*** Four bedroom family home * Three reception areas * Fitted kitchen ***

*** Heart of village location * Double garage * Beautiful gardens of approximately a third of an acre ***

*** South and West facing gardens * EPC Rating: E ***

An extended, detached family home situated on a large garden plot in the heart of this popular Surrey village. The accommodation is arranged over two floors with reception hall, cloakroom, utility room, sitting room with fireplace and double doors to the garden, double aspect dining room, modern fitted kitchen with grey units under extensive work surfaces which leads into a breakfast room with double doors to the garden. Stairs rise to the first floor where there are four good sized bedrooms, family bathroom with separate bath and shower and a large landing area/study. Outside, the property has plenty of off road parking leading to a double garage and beautifully tended gardens which are a delightful feature of the property extending to the side and rear being well stocked with established flower and shrub borders, fruit trees and vegetable area all enjoying a south a west aspect. The established boundaries provide high levels of privacy and the garden enjoys a south and westerly aspect. We highly recommend a visit to this lovely family home to fully appreciate the accommodation on offer.

Walliswood is a small rural hamlet with a lovely public house, The Scarlett Arms, and Gatton Manor Golf Club and Hotel nearby. There are lovely walks and rural pursuits in the area and within a few miles there is the neighbouring village of Ewhurst which is a lovely, semi-rural village nestled at the base of the beautiful Surrey Hills several miles north east of Cranleigh. Ewhurst 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 Secondary School. It has a range of sports and social clubs with local playing fields, a polo club. Mainline stations are available in Guildford or Dorking.

~ Accommodation ~

**Ground Floor: ~ Entrance Hall: ~ Cloakroom: ~ Inner hallway: ~ Sitting Room: 28' 5" x 11' 7" (8.65m x 3.54m) ~ Kitchen: 16' 7" x 9' 11" (5.05m x 3.02m)
Breakfast/Family Room: 17' 9" x 9' 11" (5.40m x 3.03m) ~ Dining Room: 13' 6" x 9' 11" (4.11m x 3.02m)**

**First Floor: ~ Bedroom One: 14' 2" x 10' 10" (4.32m x 3.30m) ~ Bedroom Two: 10' 10" x 10' 9" (3.29m x 3.27m)
Bedroom Three: 15' 8" x 11' 7" (4.77m x 3.53m) ~ Bedroom Four: 10' 5" x 8' 1" (3.18m x 2.47m) ~ Study: 10' 10" x 8' 1" (3.31m x 2.47m) ~ Bathroom**

Outside: ~ Garage: 22' 3" x 15' 0" (6.78m x 4.58m)

Services: Private drainage

Directions:

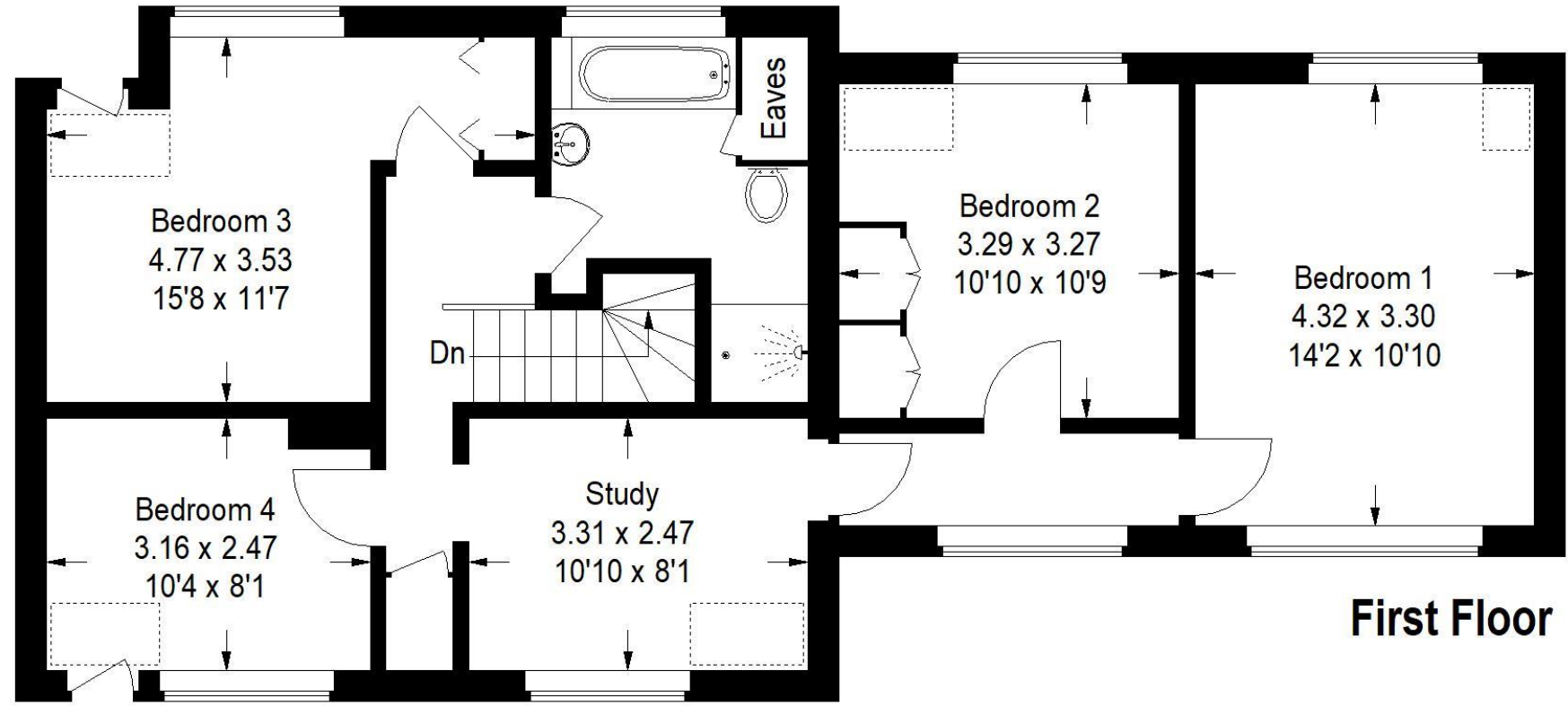
From our office turn left into the High Street and proceed to the second mini roundabout turning left into the Ewhurst Road. On entering Ewhurst turn first right into Gadbridge Lane and right at the T-junction into the Horsham Road. After approximately 1½ miles, passing Hurtwood Polo Club on the left, turn left into Froggetts Lane which leads directly into Walliswood. At the T-junction turn left and on arriving in the village, turn left passing the Scarlett Arms pub on your right and Applecroft can be found after a short distance 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: Mole Valley District Council. Tax Band: G

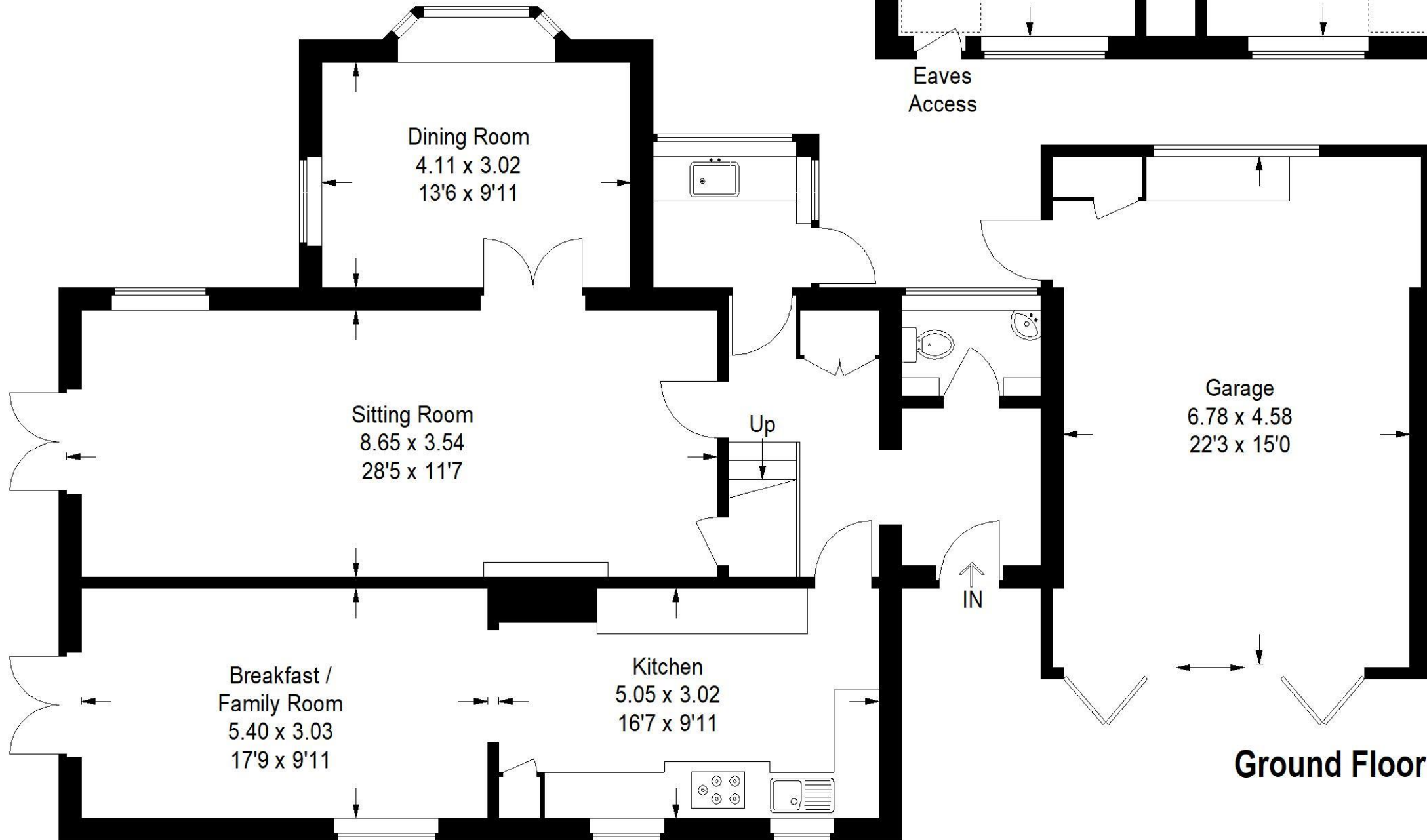
Walliswood

Approximate Gross Internal Area
 Ground Floor = 97.8 sq m / 1053 sq ft
 First Floor = 75.3 sq m / 810 sq ft
 (Including Eaves)
 Garage = 32.0 sq m / 344 sq ft
 Total = 205.1 sq m / 2207 sq ft



Eaves Access

 = 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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