



Gransden Close
Ewhurst

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ESTATE AGENT
Est. 1991

*** No onward chain * Spacious and unique bungalow - approx 3,000 sqft ***

*** Generous landscaped walled garden plot - almost half an acre * Tastefully updated throughout ***

*** Stunning open plan solid wood kitchen/dining room * Newly fitted Lusso bathrooms ***

*** Swimming pool with retractable enclosure * Tucked away, secluded village position ***

Sixpenny Buckle, Gransden Close, Ewhurst, GU6 7RL ~ Asking Price: £1,295,000- Freehold

Situated centrally within the sought after Surrey Hills village of Ewhurst is this substantial, tastefully updated, four bedroom single storey home occupying a generous and secluded walled garden plot of just under half an acre including a heated swimming pool with retractable enclosure. The property has recently been updated to a very high standard and is being offered for sale with no onward chain.

Arriving at the property down a private lane the large driveway provides ample parking and turning area in front of the house in addition to a double garage. Moving inside, the porch opens into a most large and welcoming entrance hall. Double doors open to a magnificent dual aspect sitting room with a conservatory off to one side. The beautifully designed open plan solid wood kitchen/dining room is a wonderful feature of the home, nearly 28' in length with a quality fitted kitchen with quartz work surfaces, integrated appliances and featuring a large central island. From the kitchen there is a stairway leading to a loft room on the first floor offering potential to be turned into an study or office space. Continuing through the property there are four double bedrooms, the generous principal bedroom features fitted wardrobes and dressing table and a stylish re-fitted en-suite bathroom. A further updated shower room and a cloakroom complete the accommodation.

Outside is equally impressive, the beautifully tended walled gardens surround the property on three sides, the courtyard seating area steps up to the heated swimming pool which benefits from a retractable enclosure so the pool can be used all year round. The shaped lawns enjoy well stocked flower bed borders with the back drop of the attractive wall and some mature trees and in places far reaching views up to the Surrey Hills can be enjoyed. Continuing round the garden there is an ideal spot for a kitchen garden, with greenhouse in place.

We highly recommend arranging a viewing in order to fully appreciate this stylish and spacious home.

Situation: 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 ~

Porch ~ Entrance Hall ~ Cloakroom ~ Kitchen/Dining Room: 27' 11" x 15' 10" (8.52m x 4.83m)

Sitting Room: 25' 9" x 14' 11" (7.85m x 4.54m) ~ Conservatory: 11' 10" x 8' 4" (3.61m x 2.55m)

Bedroom 1 with En-Suite Bathroom: 19' 11" x 12' 8" (6.07m x 3.85m) ~ Bedroom 2: 17' 6" x 13' 11" (5.34m x 4.23m) ~ Shower Room

Bedroom 3: 13' 11" x 9' 5" (4.23m x 2.88m) ~ Bedroom 4: 14' 1" x 7' 11" (4.30m x 2.41m) ~ Loft Room: 15' 8" x 9' 10" (4.77m x 3.00m)

Outside: Double Garage: 20' 6" x 17' 6" (6.24m x 5.33m) ~ Utility/Workshop ~ Retractable pool enclosure: 43' 4" x 22' 4" (13.22m x 6.81m)

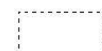
Changing Room ~ Services: All mains services connected

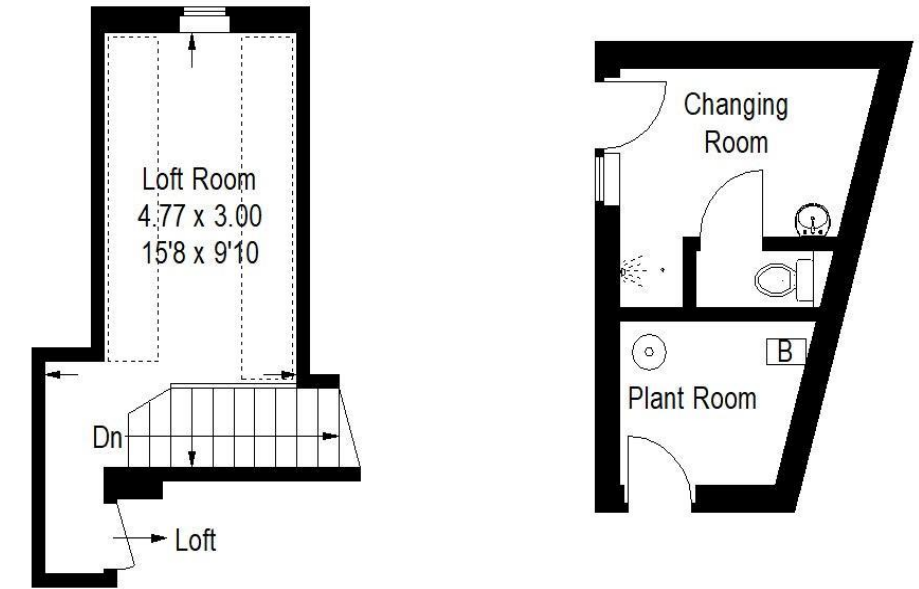
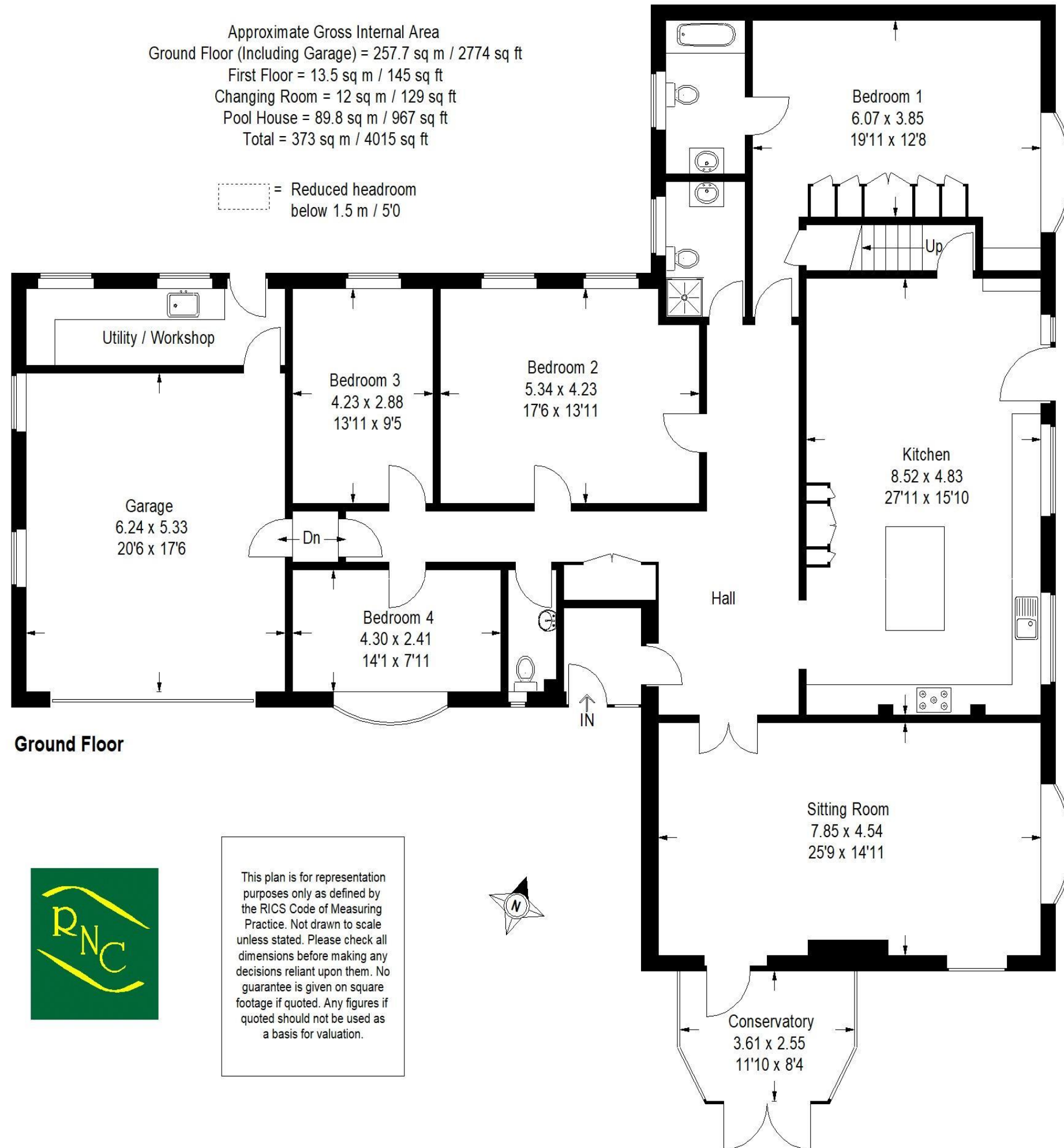
Directions: From our office turn left into the High Street and proceed to the roundabout at the petrol station, take the first exit onto the Ewhurst Road. Proceed down this road until reaching the village of Ewhurst and after Gadbridge Lane on the right, Gransden Close will be found on the left hand side. where Sixpenny Buckle will be found at the end.

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.

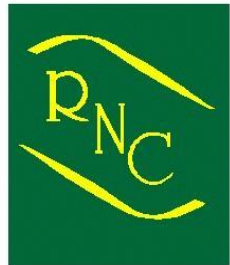
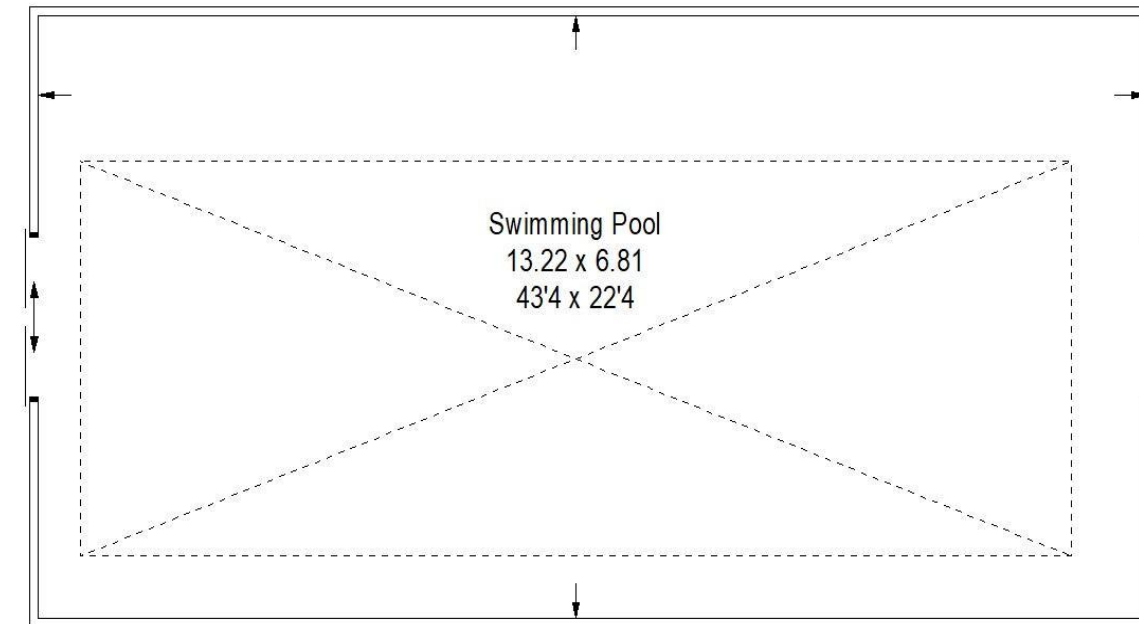
Local Authority: Waverley Borough Council. Tax Band: G. EPC Rating: D.

Approximate Gross Internal Area
 Ground Floor (Including Garage) = 257.7 sq m / 2774 sq ft
 First Floor = 13.5 sq m / 145 sq ft
 Changing Room = 12 sq m / 129 sq ft
 Pool House = 89.8 sq m / 967 sq ft
 Total = 373 sq m / 4015 sq ft

 = Reduced headroom
 below 1.5 m / 5'0"



(Out buildings not in position)



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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