



**2 Rectory Close,
Ewhurst, GU6 7PU
Asking Price: £550,000 Freehold**

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Est. 1991

*** Detached bungalow with no onward chain * Three bedrooms * Garage and driveway *
* 19ft extended Sitting room plus separate dining room * Secluded rear gardens *
* Cloakroom and bathroom * Cul de sac location close to local amenities * EPC Rating: D ***

Offered for sale with no onward chain is this three bedroom detached bungalow with driveway leading to a detached garage. The accommodation which would benefit from some internal modernization comprises, entrance hallway with cloaks cupboards and access to a part boarded loft space, cloakroom, there are two good sized bedrooms and a single third bedroom or could be used as a study. four piece bathroom, there is a fitted kitchen, separate dining area and 19ft extended living room with sliding patio doors leading to the garden. Outside there is a pretty, secluded rear garden with patio, lawn, shed and fruit trees and to the front the garden is laid to lawn. Driveway for 2 vehicles leading to a garage with electric up and over door and personal door to the garden. Properties that become available in this cul de sac rarely stay for sale for long.

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 an well run general store, medieval church, recently updated pub, village club 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, and is generally a wonderful area for pursuing outdoor activities such as walking, horse riding and mountain biking. Nearby (just 4.5 miles) Ockley Train Station provides convenient access up to London Victoria. Other mainline stations can be found in Guildford, Dorking or Horsham.

~ Accommodation ~

**Entrance Hall: ~ Cloakroom: ~ Sitting Room: 19' 3" x 11' 0" (5.88m x 3.36m) ~ Dining Room: 10' 1" x 10' 0" (3.08m x 3.04m)
Kitchen: 9' 5" x 9' 4" (2.86m x 2.85m) ~ Bedroom One: 16' 4" x 11' 9" (4.98m x 3.58m) ~ Bedroom Two: 10' 5" x 8' 8" (3.17m x 2.65m)
Study/Bedroom Three: 7' 10" x 6' 2" (2.39m x 1.89m) ~ Bathroom**

**Garage: 17' 2" x 11' 8" (5.24m x 3.55m)
Services: All mains services are connected**

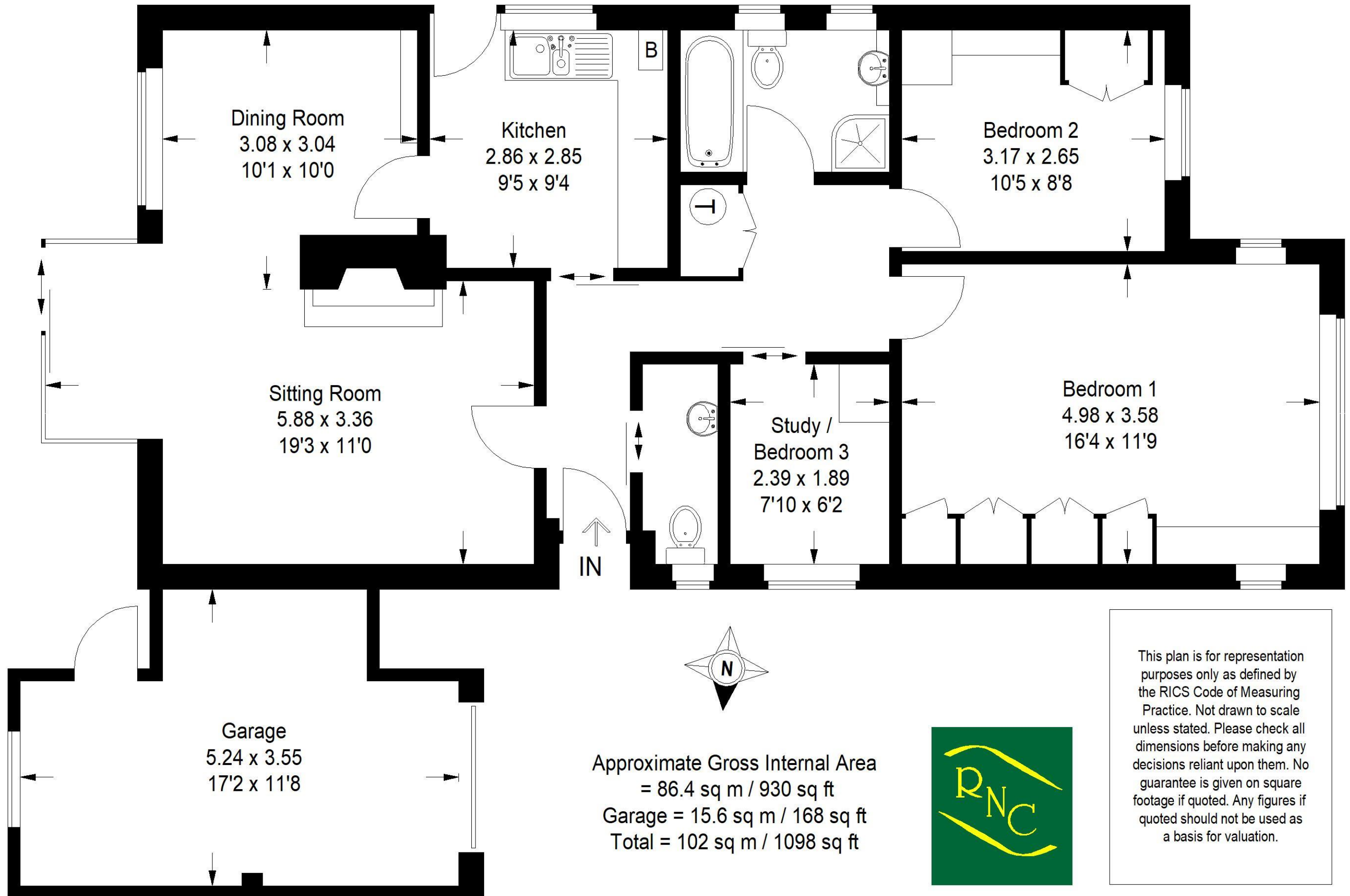
Directions:

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 and continue till you reach the village of Ewhurst, go past the village shop and church and take the next right into The Glebe and follow the road around to the right which in turn leads into Rectory Close. Number 2 can be found on your left.

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: E

Rectory Close, Ewhurst



Approximate Gross Internal Area
= 86.4 sq m / 930 sq ft
Garage = 15.6 sq m / 168 sq ft
Total = 102 sq m / 1098 sq ft



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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