



Pear Tree Cottage
Cranleigh Road, Ewhurst, GU6 7RJ
Asking Price: £875,000 Freehold

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ESTATE AGENT
Est. 1991

*** Charming and well presented family home * 5 Bedrooms, 2 Bathrooms * Principal Bedroom with En-suite ***

*** Extended kitchen/breakfast room * Situated in sought after Surrey Hills village * 4 Reception rooms ***

*** Double length garage and workshop * Walking distance of the village shop, infant school and park * EPC Rating: C ***

A beautifully presented individual family home featuring a recently updated kitchen including a garden room extension situated near the centre of this sought after Surrey Hills village. The property is full of character with exposed beams running throughout the reception rooms, the spacious and welcoming hallway with cloakroom off leads to a charming sitting room with attractive brick fireplace. This opens to a spacious dining room to one end and has a door thorough to a cosy snug room to the rear. Continuing through, the kitchen has been recently remodelled and updated and now features a stunning garden room extension to the rear. A useful utility room completes the ground floor. Moving upstairs the property is equally impressive featuring five bedrooms including a superb principal bedroom featuring built in wardrobes and an en-suite bathroom. The further bedrooms are serviced by a family bath and shower room. Outside, there is plenty of parking on the drive to the front in addition to a double length garage with adjoining store and workshop. The beautifully landscaped gardens are a lovely feature of the home too wrapping around the property to the side and rear. We highly recommend arranging a viewing to fully appreciate everything this property has to offer.

Cranleigh is an attractive and vibrant village ideally positioned at the foot of the Surrey Hills, being approximately 20 minutes equidistant from the neighbouring towns of Guildford, Godalming, Horsham and Dorking. London Waterloo can be reached by rail from Guildford with a direct service taking just 42 minutes. Said to be the largest village in England, Cranleigh has so much to offer with numerous independent and national shops including Rawlings Butchers, Cranleigh Fish, Celebration Cakes, 140 Fashion store, M&S Food Hall, Sainsburys, Co-Op, Boots, Superdrug and the Handymans Store. Fountain Square is the centre of Alfresco entertainment and dining provided by the Richard Onslow pub/boutique hotel, Browns Gin & Tea bar, Pizza Express and Yangaz Café. There is also a Thursday market in Village Way car park. Leisure facilities are well provided for with numerous clubs and societies including Cranleigh Golf and Leisure Club, football, rugby and cricket clubs and Leisure Centre with indoor pool, gym and squash courts. Lovely countryside surrounds the village, perfect for country walks and horse-riding pursuits. The Downs Link footpath and bridleway passes to the west of the High Street and follows the route of the old railway line between Guildford and Shoreham.

~ Accommodation ~

**Entrance Hall ~ Dining Room: 13' 2" x 12' 5" (4.01m x 3.78m) ~ Sitting Room: 15' 10" x 13' 6" (4.83m x 4.11m) ~ Snug: 12' 4" x 11' 4" (3.76m x 3.46m)
Kitchen/Breakfast Room: 15' 10" x 10' 1" (4.82m x 3.08m) ~ Utility ~ Garden Room: 14' 5" x 10' 4" (4.40m x 3.16m) ~ Cloakroom**

**Bedroom One with en-suite: 16' 3" x 13' 1" (4.95m x 3.99m) ~ Bedroom Two: 12' 6" x 9' 6" (3.81m x 2.89m) ~ Bedroom Three: 10' 3" x 9' 2" (3.13m x 2.80m)
Bedroom Four: 13' 0" x 6' 10" (3.96m x 2.08m) ~ Bedroom Five: 10' 4" x 6' 9" (3.16m x 2.05m) ~ Family Bathroom**

Outside: Tandem Garage: 38' 6" x 9' 11" (11.74m x 3.01m) ~ Workshop: 13' 7" x 9' 9" (4.15m x 2.98m) ~ Store: 9' 9" x 7' 9" (2.98m x 2.35m)

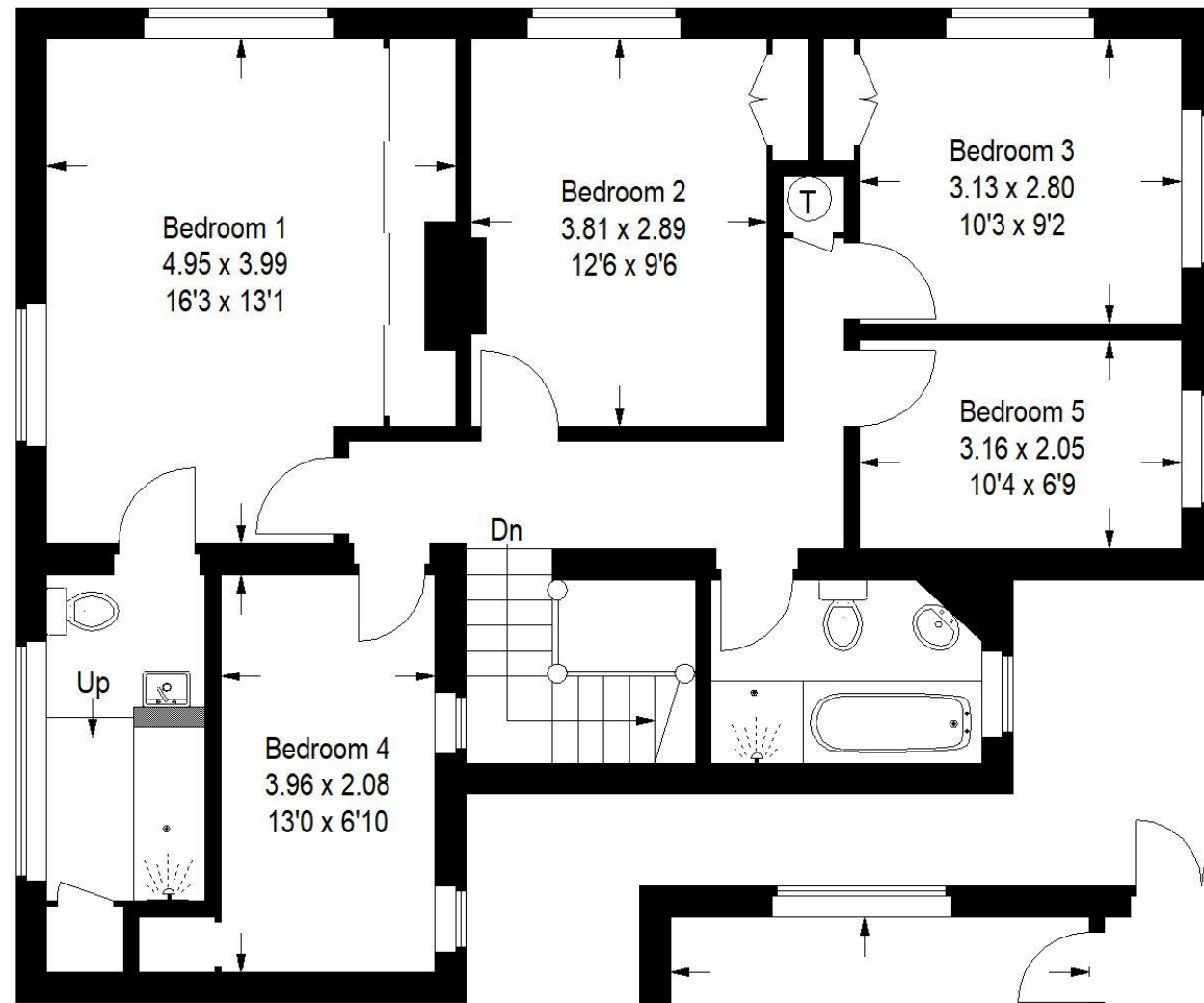
Directions: From our office turn left into the High Street and proceed to the roundabout at the petrol station, take the first exit onto the Ewhurst Road. Proceed down this road until reaching the village of Ewhurst and Pear Tree Cottage can be found on the right hand side shortly after passing the Gadbridge Lane turning.

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.

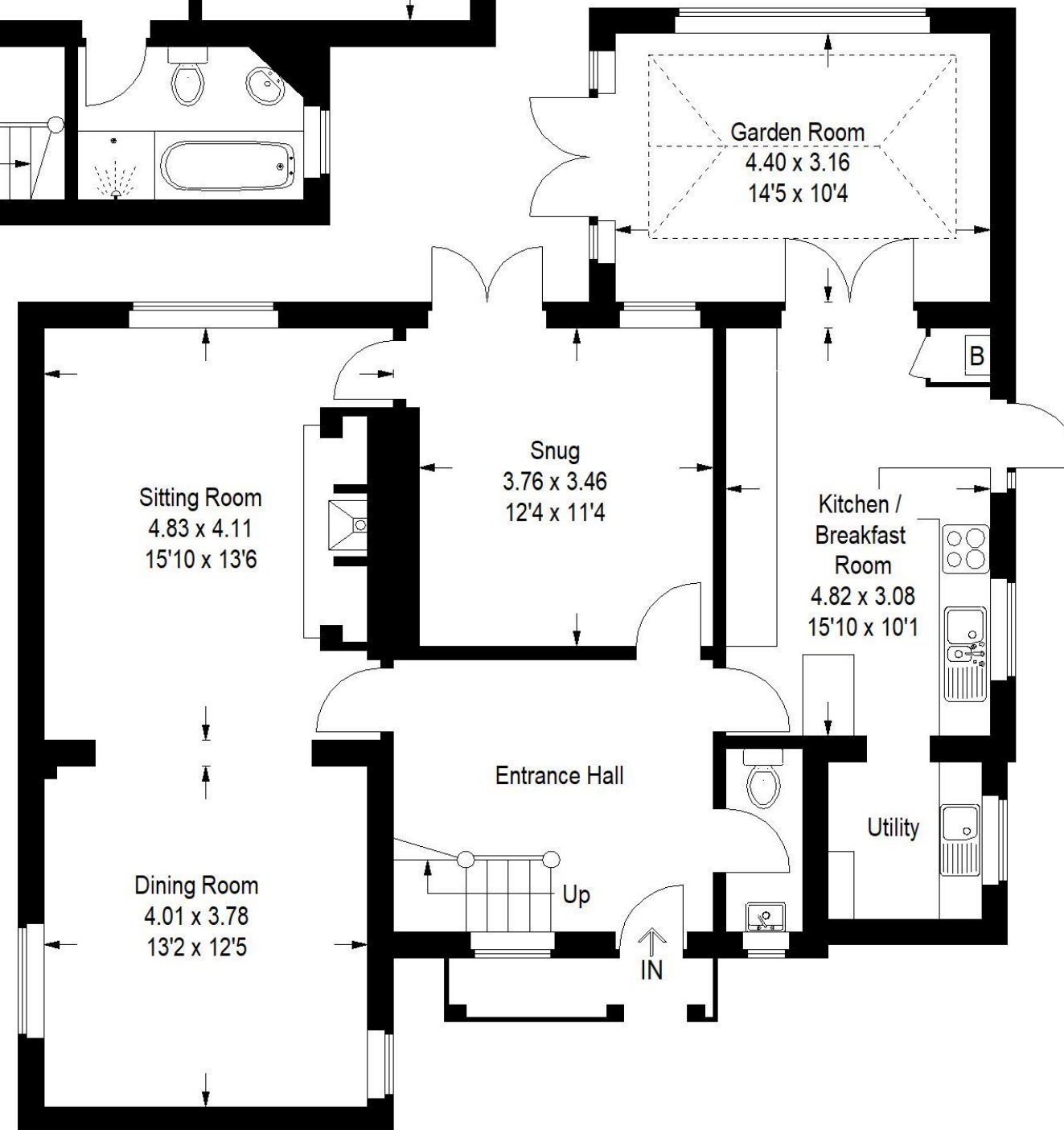
Local Authority: Waverley Borough Council. **Tax Band:** G

Cranleigh Road, Ewhurst

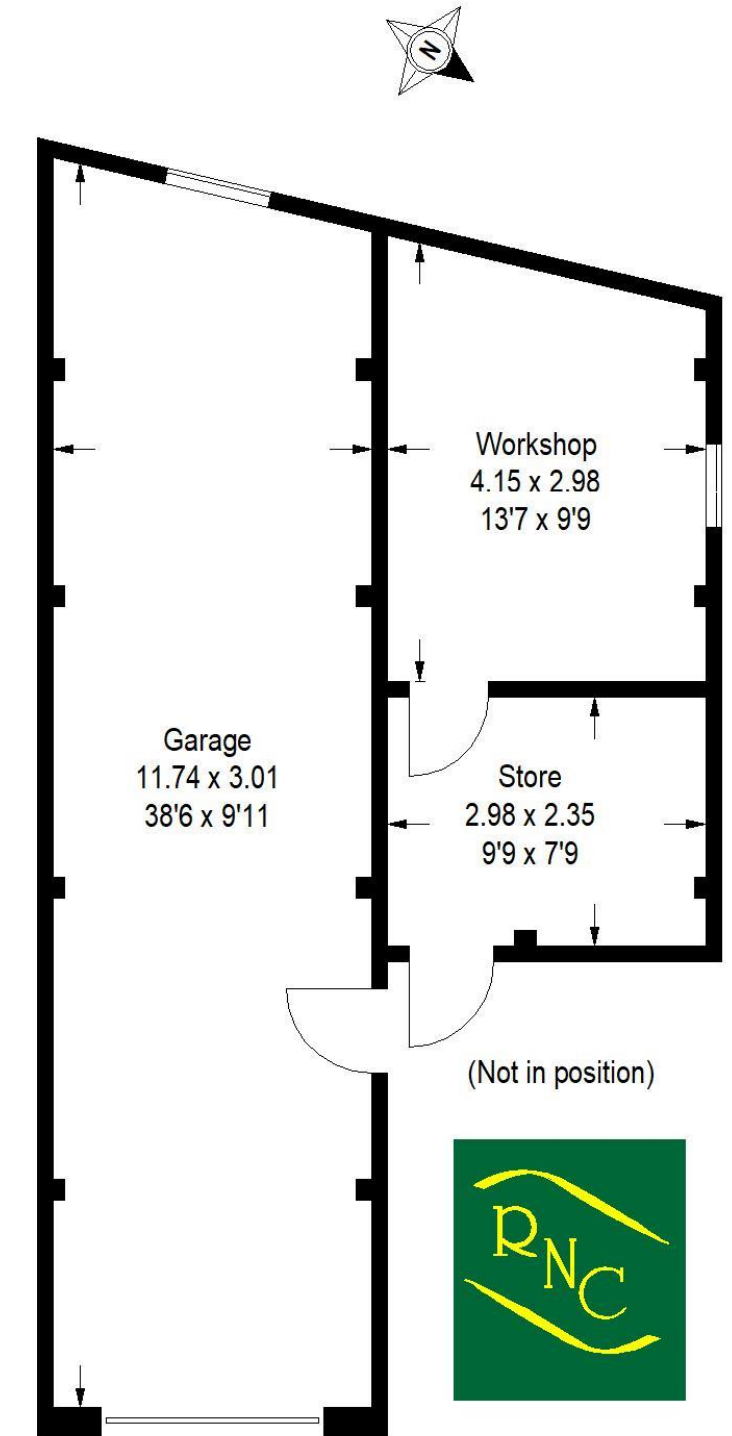
Approximate Gross Internal Area
 Ground Floor = 102.2 sq m / 1100 sq ft
 First Floor = 82.5 sq m / 888 sq ft
 Outbuilding (Including Garage) = 54.4 sq m / 585 sq ft
 Total = 239.1 sq m / 2573 sq ft



First Floor



Ground 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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