



12 Downhurst Road, Ewhurst, GU6 7QB
Asking Price: £650,000 Freehold

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ESTATE AGENT
Est. 1991

*** Attractive, extended (1570 sqft) family home * Surrey Hills (AONB) village setting * Principal bedroom with En-suite *
* 3 Further bedrooms * L-Shaped Kitchen/dining room with breakfast bar * Spacious family room *
* Sitting room with wood burning stove * Generous plot incl. South facing garden with outbuilding * EPC Rating: C ***

A beautifully presented, extended family home situated in the heart of Ewhurst Village occupying a generous plot with a South facing rear garden. The spacious and light accommodation benefits from having been tastefully updated inside in recent years by the owners and is ideally suited for a young family featuring an eat in kitchen/dining room encompassing a breakfast bar area and the large family room extension is a versatile space with patio doors opening onto the patio area and garden. Quality (and practical) Karndean flooring runs throughout these areas. The sitting room is a lovely 'grown-up' space with a cosy feel to it and includes a wood burning stove. Continuing upstairs there are four bedrooms including a generous principal bedroom and newly fitted en-suite with slipper bath, three further bedrooms and a family bathroom. Outside is equally impressive with a gated drive providing ample parking and front garden. To the rear the sunny South facing garden is a good size, predominantly laid to lawn with a recently laid Indian sandstone patio entertaining area adjoining the kitchen and family room. To the rear of the garden is a good sized outbuilding benefitting from a tiled roof which presents potential to be turned into an ideal home office for anyone needing to work from home. We highly recommend a viewing to fully appreciate this lovely family home.

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 ~

**Ground Floor: Entrance Hall ~ Family Room: 27' 4" x 10' 9" (8.34m x 3.27m) ~ Sitting Room: 15' 0" x 11' 6" (4.56m x 3.51m)
Kitchen/Dining Room: 22' 5" x 20' 10" (6.82m x 6.36m) ~ Cloakroom**

**First Floor: Principal Bedroom with en-suite: 16' 1" x 9' 5" (4.89m x 2.87m) ~ Bedroom 2: 12' 11" x 10' 9" (3.93m x 3.28m)
Bedroom 3: 9' 0" x 7' 10" (2.74m x 2.39m) ~ Bedroom 4: 8' 6" x 8' 2" (2.58m x 2.50m) ~ Bathroom**

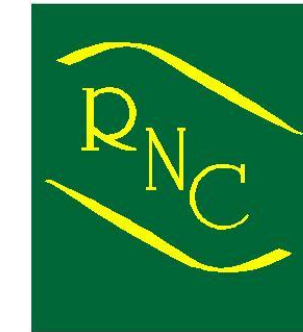
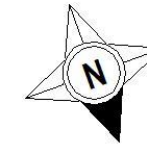
Outside: Gated driveway ~ South facing garden ~ Outbuilding: 11' 7" x 7' 11" (3.54m x 2.41m) ~ Services: All mains services connected

Directions: From our office turn left into the High Street and proceed to the second mini roundabout, bearing left into the Ewhurst Road. Follow this road into the Ewhurst village and proceed through the village, turning right into Downhurst Road and Number 12 will be found after a short distance on the right 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: Waverley Borough Council. **Tax Band:** E

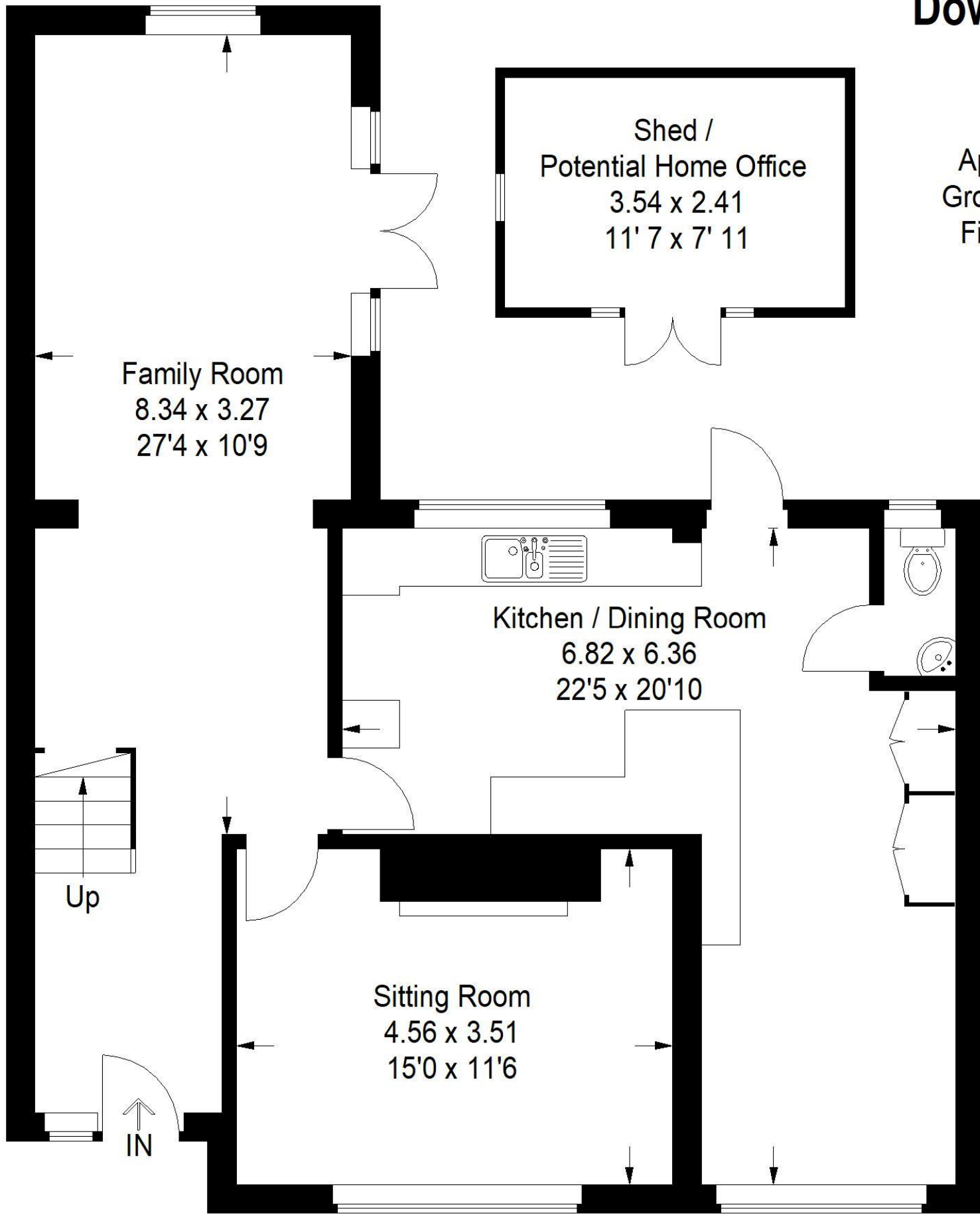
Downhurst Road, Ewhurst



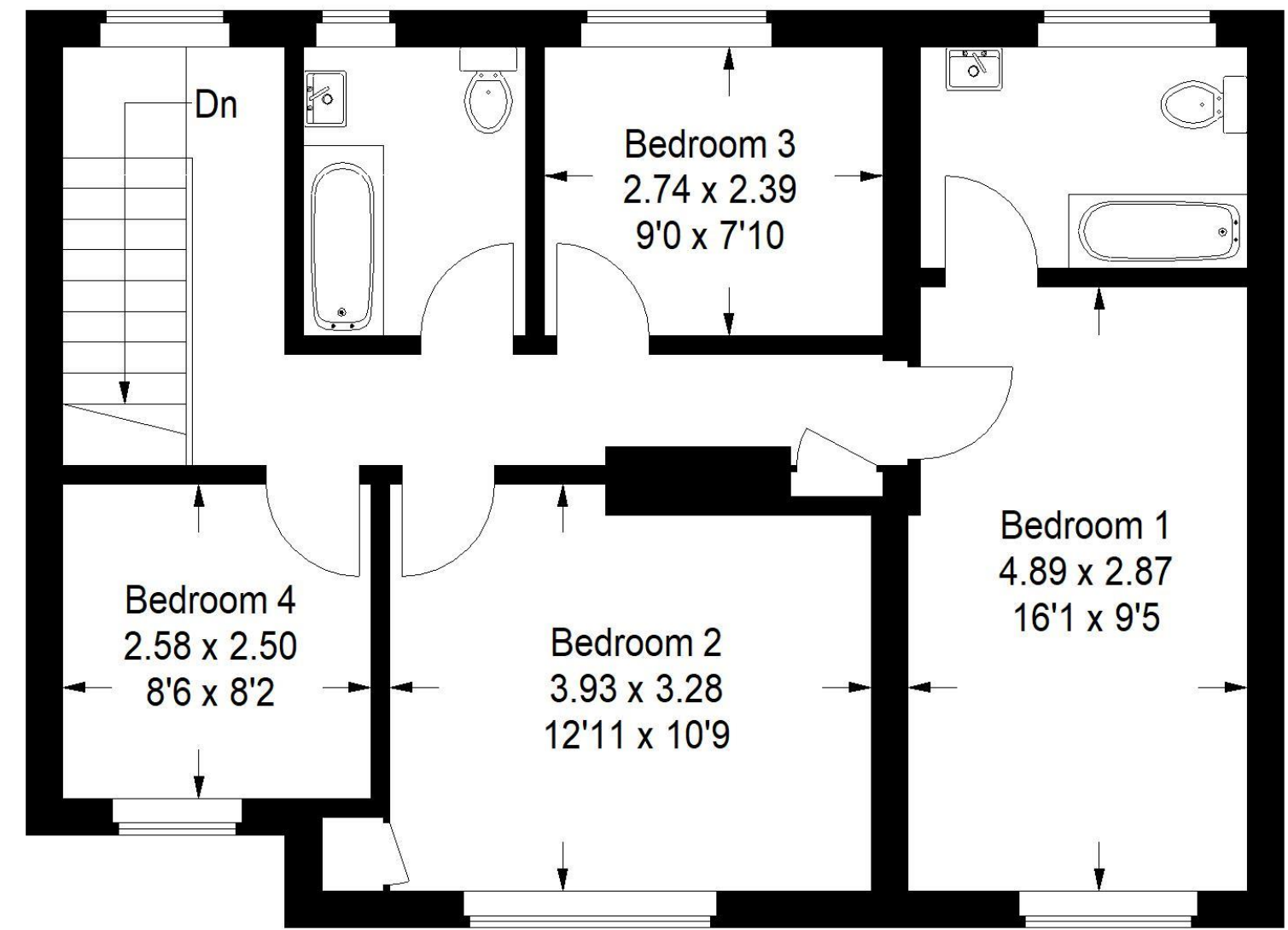
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

Approximate Gross Internal Area
Ground Floor = 81.8 sq m / 880 sq ft
First Floor = 64.2 sq m / 691 sq ft
Total = 146 sq m / 1571 sq ft

Shed = 8.5 sq m / 91 sq ft



Ground Floor



First Floor



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