



Friendly Cottage
Horsham Lane, Ewhurst, GU6 7SW
Guide Price £1,000,000 Freehold

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*** Deceptively spacious and versatile home (over 4,400 sq ft incl outbuildings) * 4/5 Double Bedrooms ***

*** 3 Bathrooms (2 en-suite) * Large plot - approaching an acre * 3/4 Reception Rooms ***

*** Eat in Kitchen/Breakfast Room * 25 ft sitting room with part vaulted ceiling ***

*** Semi rural location at the foot of the Surrey Hills AONB * Garaging * Covered storage * Stable block * EPC Rating: D ***

A spacious and well presented detached home occupying a large plot approaching an acre in total situated on the semi rural fringes of Ewhurst, a pretty Surrey Hills Village. The property itself has been substantially extended over the years and now provides a versatile layout over the two floors. Arriving at the property there is plenty of parking on the gated driveway leading up to the double garage and car port/store. Moving inside, the entrance hall leads the way to a spacious eat in kitchen, with large utility room, cloakroom and useful boot room adjoining, The sitting room is a truly impressive room, L-shaped with part vaulted ceiling and a log burning stove at each end. Continuing through there is a large double bedroom with en-suite shower room on the ground floor and three further equally sized rooms, currently used for dining and two double bedrooms. Continuing upstairs the main bedroom has a walk in cupboard and an en-suite bathroom, there is a further family bathroom and a large hobbies room/bedroom 5. Completing the accommodation is a home office located above the double garage accessed from the boot room, this is an ideal space for anyone needing to work from home. Outside is equally impressive with the plot measuring nearly an acre in size (0.9 acre) with various outbuildings including a stable block and summer house and covered eating area. We highly encourage a viewing to fully appreciate everything this house has to offer.

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 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 ~ Sitting Room: 25' 0" x 23' 2" (7.63m x 7.05m) ~ Dining Room: 12' 0" x 12' 0" (3.67m x 3.67m)

Kitchen/Breakfast Room: 18' 10" x 17' 5" (5.74m x 5.30m) ~ Utility Room: ~ Boot Room: 10' 7" x 9' 4" (3.22m x 2.84m)

Bedroom 2 with en-suite: 14' 11" x 12' 1" (4.55m x 3.69m) ~ Bedroom 3: 12' 0" x 12' 0" (3.67m x 3.66m) ~ Bedroom 4: 12' 0" x 12' 0" (3.66m x 3.65m)

First Floor: ~ Bedroom 1 with en-suite: 16' 2" x 14' 5" (4.93m x 4.39m) ~ Family Bathroom ~ Hobbies Room/Bedroom 5: 22' 5" x 10' 5" (6.83m x 3.18m)

Outside: ~ Double Garage: 19' 0" x 18' 7" (5.80m x 5.67m) ~ Home Office (above garage): 15' 2" x 10' 4" (4.62m x 3.14m) ~ Covered Store/Carport: 26' 2" x 14' 10" (7.98m x 4.52m) ~ Summer House: 12' 4" x 9' 0" (3.75m x 2.75m) ~ Stable Block ~ Generous garden

Services: Mains water, gas and electric. Private drainage.

Directions:

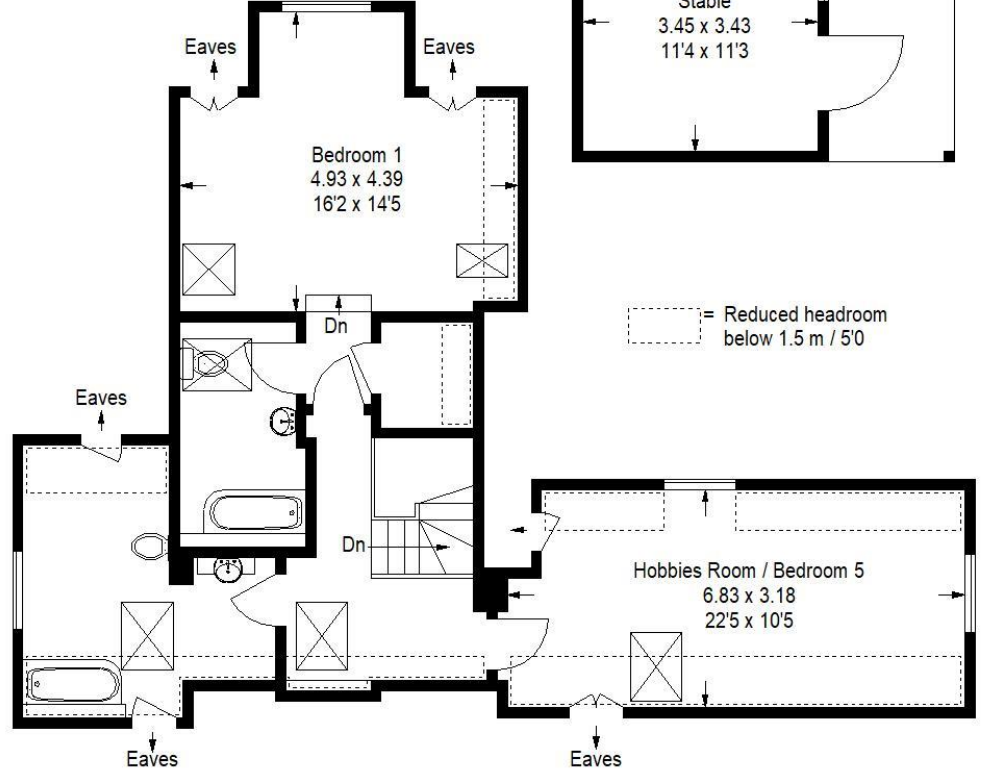
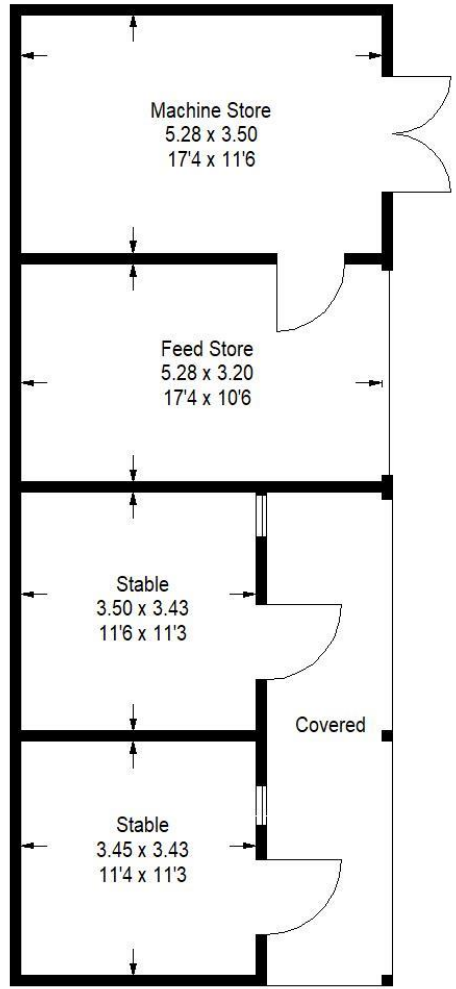
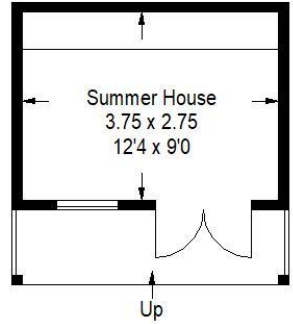
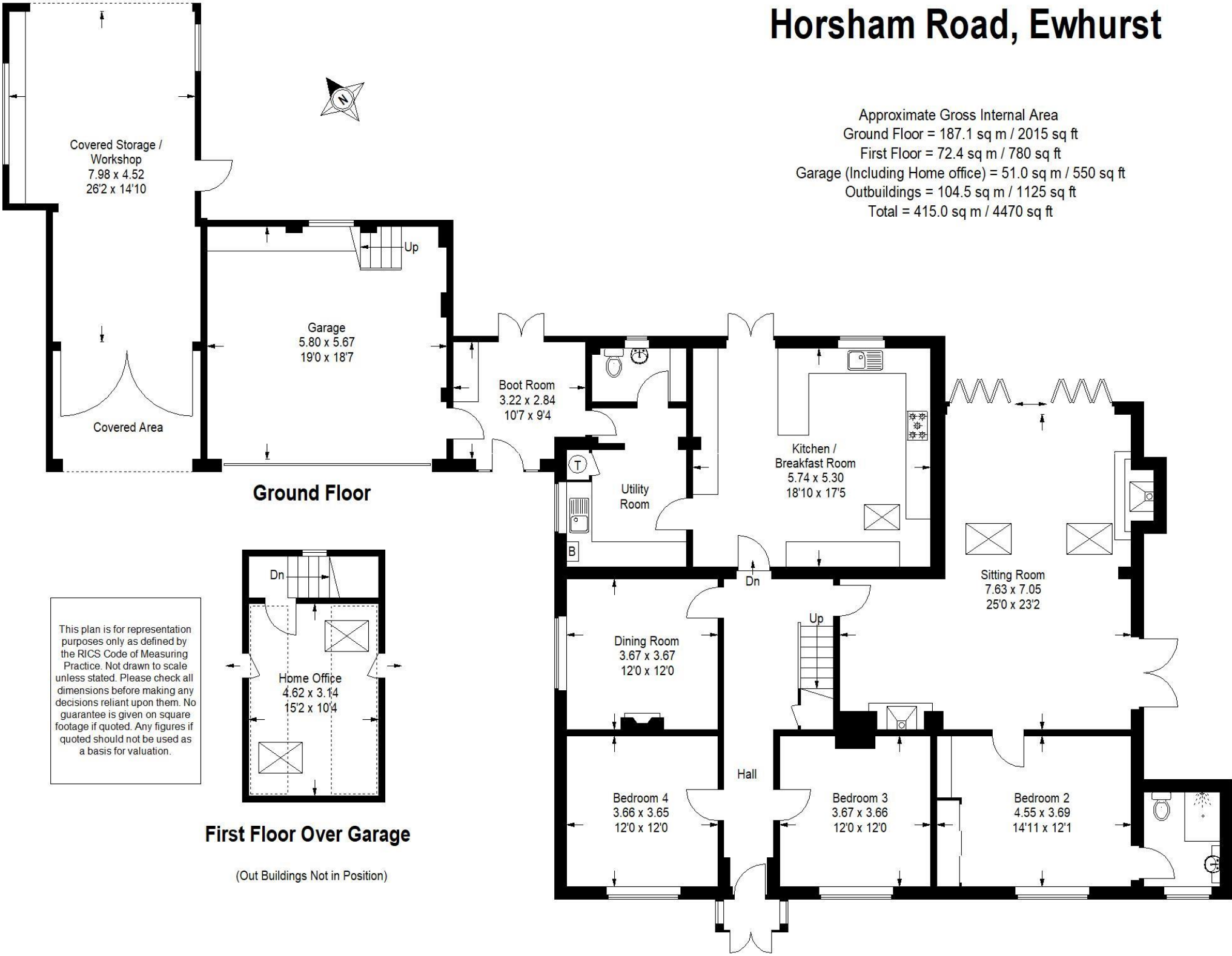
Arriving in the centre of Ewhurst, turn right signposted The Green, continue along passing the cricket pitch on your left hand side. The property will be found on the left hand side after approx 1 mile.

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

Horsham Road, Ewhurst

Approximate Gross Internal Area
 Ground Floor = 187.1 sq m / 2015 sq ft
 First Floor = 72.4 sq m / 780 sq ft
 Garage (Including Home office) = 51.0 sq m / 550 sq ft
 Outbuildings = 104.5 sq m / 1125 sq ft
 Total = 415.0 sq m / 4470 sq ft



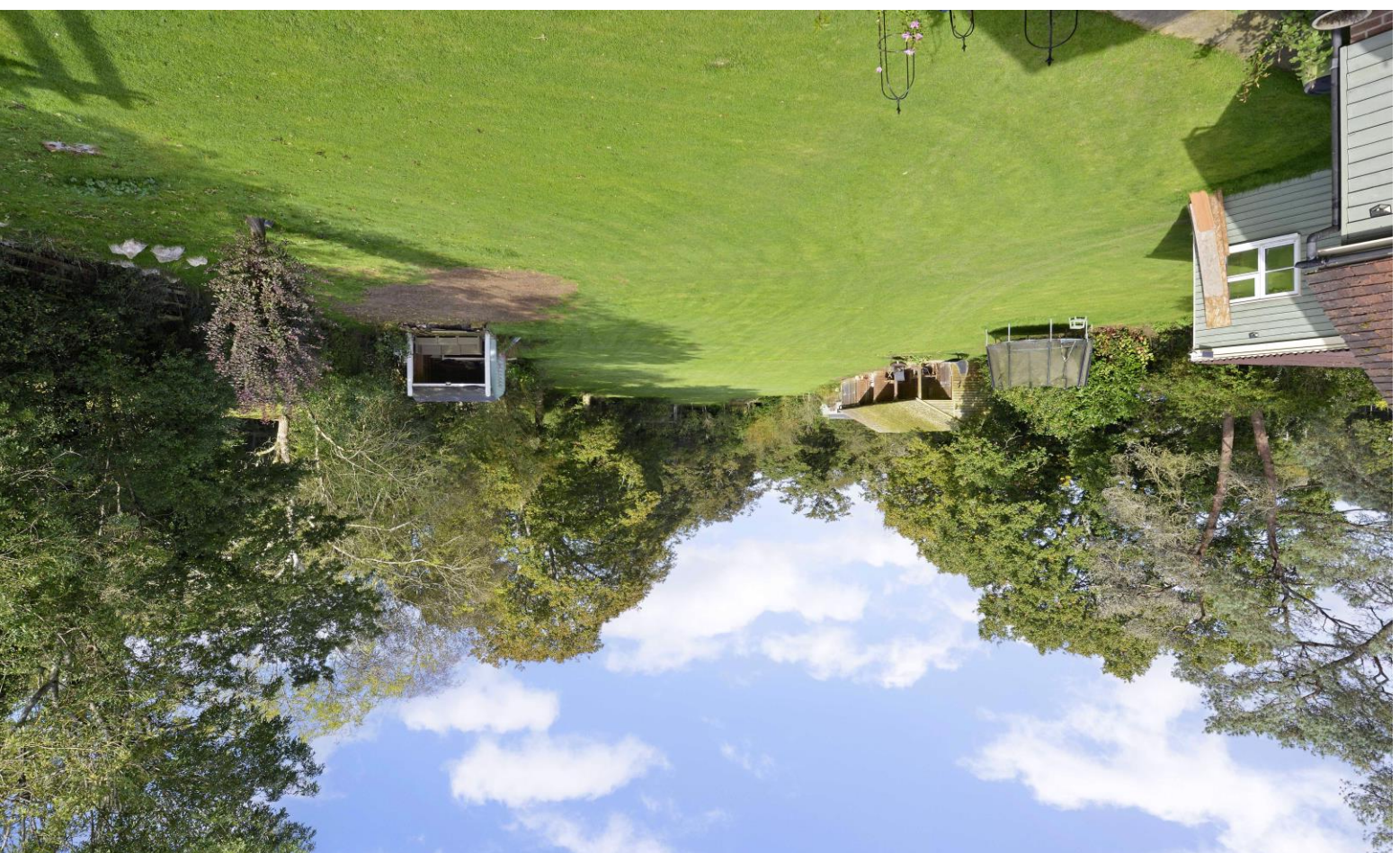
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as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

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