



3 The Paddock
Gadbridge Lane, Ewhurst, GU6 7RU
Asking Price: £850,000 Freehold

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ESTATE AGENT
Est. 1991

*** Detached, family home * Five Bedrooms * Two Bathrooms * Three Reception Rooms ***

*** Cul-de-sac of just three houses * Double garage ***

*** Good size garden with southerly aspect * Vendor suited * EPC Rating: E ***

A substantial five bedroom detached, family home situated in a small cul-de-sac of three properties in this popular village location. The property has a most welcoming reception hall with sitting room with conservatory off, dining room, kitchen/breakfast room, utility room, study and cloakroom on the ground floor. Stairs rise to the first floor where there are five bedrooms including a principal bedroom with ensuite bathroom and a family bathroom completes the first floor. Outside, there is plenty of driveway parking leading to a detached double garage. There are open plan front gardens with lawns and flower beds. Side access to the rear garden which is a lovely feature of the property, being of good size extending to the side and rear of the property, being mainly laid to lawn with flower and shrub borders in and around, all enjoying a southerly aspect. The property offers huge scope to update and improve and we highly recommend an early visit to fully appreciate the accommodation on 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 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:** ~ **Dining Room:** 12' 1" x 11' 1" (3.68m x 3.37m) ~ **Kitchen/Breakfast Room:** 16' 11" x 14' 10" (5.16m x 4.53m) ~ **Utility Sitting Room:** 19' 11" x 14' 10" (6.08m x 4.53m) ~ **Conservatory:** 17' 11" x 13' 4" (5.47m x 4.06m) ~ **Study:** 9' 11" x 7' 11" (3.02m x 2.42m) ~ **Cloakroom**

First Floor: ~ **Bedroom One:** 17' 1" x 12' 5" (5.20m x 3.79m) ~ **Ensuite:** ~ **Bedroom Two:** 14' 9" x 13' 0" (4.50m x 3.96m)

Bedroom Three: 12' 2" x 10' 0" (3.72m x 3.04m) ~ **Bedroom Four:** 14' 9" x 7' 11" (4.50m x 2.41m) ~ **Bedroom Five:** 10' 8" x 8' 7" (3.25m x 2.61m) ~ **Bathroom**

Outside: ~ **Garage:** 18' 4" x 17' 7" (5.60m x 5.36m)

Directions:

From our office turn left into the High Street and proceed to the second mini roundabout. Take the Ewhurst Road and continue for approximately two and a half miles. Turn right into Gadbridge Lane, and after a short distance turn left into The Paddock and number 3 can be found immediately on the right hand side.

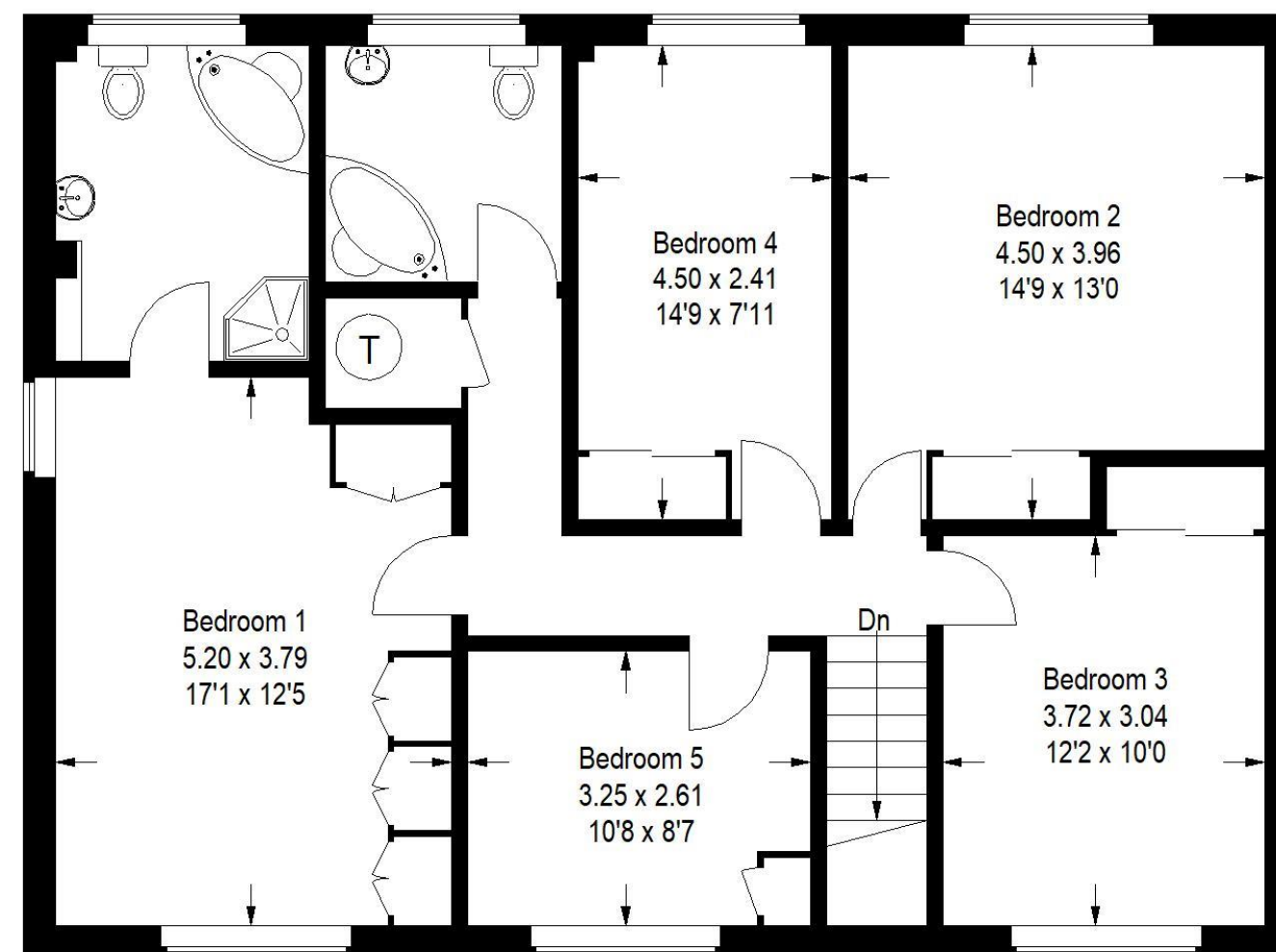
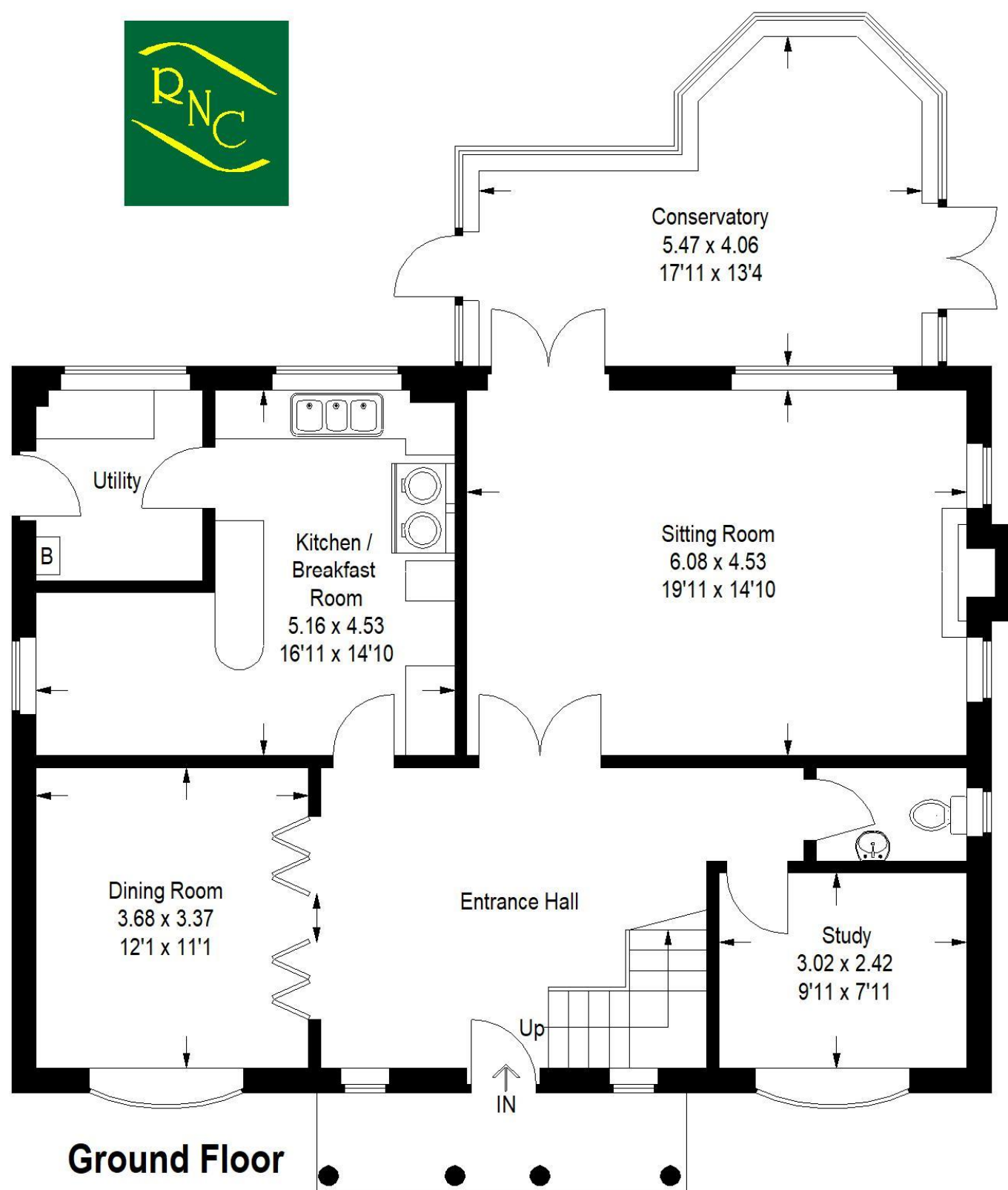
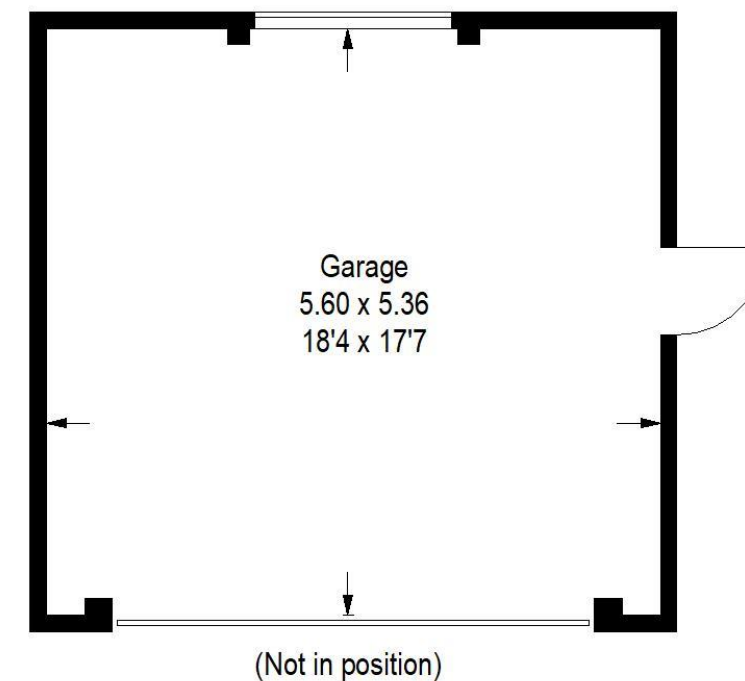
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or 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:** G

The Paddock, Gadbridge Lane, Ewhurst



Approximate Gross Internal Area
 Ground Floor = 115.2 sq m / 1240 sq ft
 First Floor = 95.6 sq m / 1029 sq ft
 Garage = 30 sq m / 323 sq ft
 Total = 240.8 sq m / 2592 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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