



Wyndrums
The Village Green, Ewhurst, GU6 7PB
Asking Price: £875,000 Freehold

*** Pretty Grade II listed period house * Central village location * Double aspect sitting room with inglenook fireplace *
Modern fitted kitchen/breakfast room with vaulted ceiling * Three double bedrooms * Two bathrooms * Parking *
* EPC Rating: N/A ***

Wyndrums is a delightful attached Grade II listed period cottage with 16th Century origins situated in the heart of the village centre at the foot of the Surrey Hills. The property has attractive weather board elevations and features delightful period features including exposed ceiling timbers and inglenook fireplaces. There is a welcoming reception hall leading to a seating area and in turn into the double aspect sitting room with inglenook fireplace and flagstone flooring. There is a dining room leading to an impressive fitted kitchen with vaulted ceiling and modern units under granite work surfaces, breakfast bar and door to courtyard garden. Completing the ground floor there is a utility area and ground floor shower room and cloakroom. Stairs rise to the first floor where there are three double bedrooms with the principal bedroom having an ensuite bathroom and adjoining dressing room/nursery. There are stairs to a very useful large loft space providing superb storage.

Outside there is a pretty front courtyard garden set behind low picket fencing. There is a rear courtyard garden with paved patio area adjoining flower and shrub borders and provides off road parking behind double gates. It should be noted typically with period properties there are some low beams through the property. We highly recommend an early visit to fully appreciate this delightful period village house which enjoys the convenience of being centrally located yet having immediate access to countryside walks and pursuits.

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 general store, medieval church 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, a polo club and a wonderful area for pursuing outdoor activities. Mainline stations are available in Guildford or Dorking.

~ Accommodation ~

Ground Floor: ~ **Entrance:** ~ **Reception Hall:** 12' 1" x 11' 10" (3.68m x 3.61m) ~ **Dining Room:** 14' 7" x 11' 6" (4.44m x 3.51m) ~ **Kitchen/Breakfast Room:** 24' 0" x 10' 4" (7.31m x 3.14m) ~ **Sitting Room:** 21' 0" x 14' 2" (6.40m x 4.32m) ~ **Utility Area:** ~ **Shower Room**
~ **First Floor:** ~ **Bedroom One:** 14' 4" x 13' 10" (4.36m x 4.21m) ~ **En-suite:** ~ **Bedroom Two:** 13' 7" x 12' 4" (4.13m x 3.75m) ~ **Bedroom Three:** 11' 2" x 10' 11" (3.41m x 3.34m) ~ **Bedroom Four/Dressing Room:** 12' 2" x 6' 8" (3.70m x 2.02m) ~ **Loft Space:** 30' 0" x 11' 2" (9.14m x 3.41m)
~ **Services:** All mains services connected ~

Directions:

From our office turn left into the High Street and proceed to the second mini roundabout. Bear left into the Ewhurst Road and follow the road to Ewhurst village. Continue through the village and the property can be found set back on the left hand side opposite the Bulls Head public house.

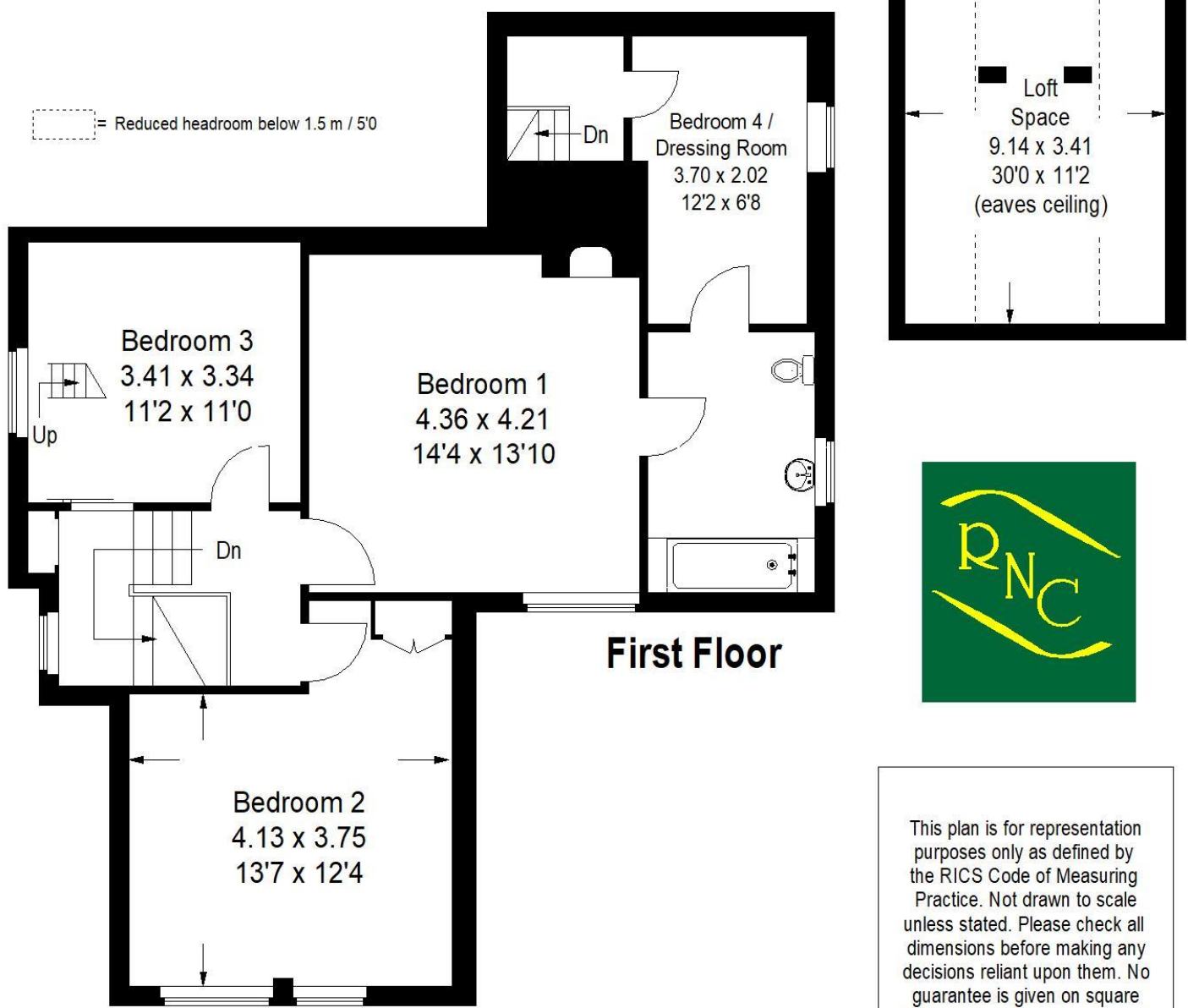
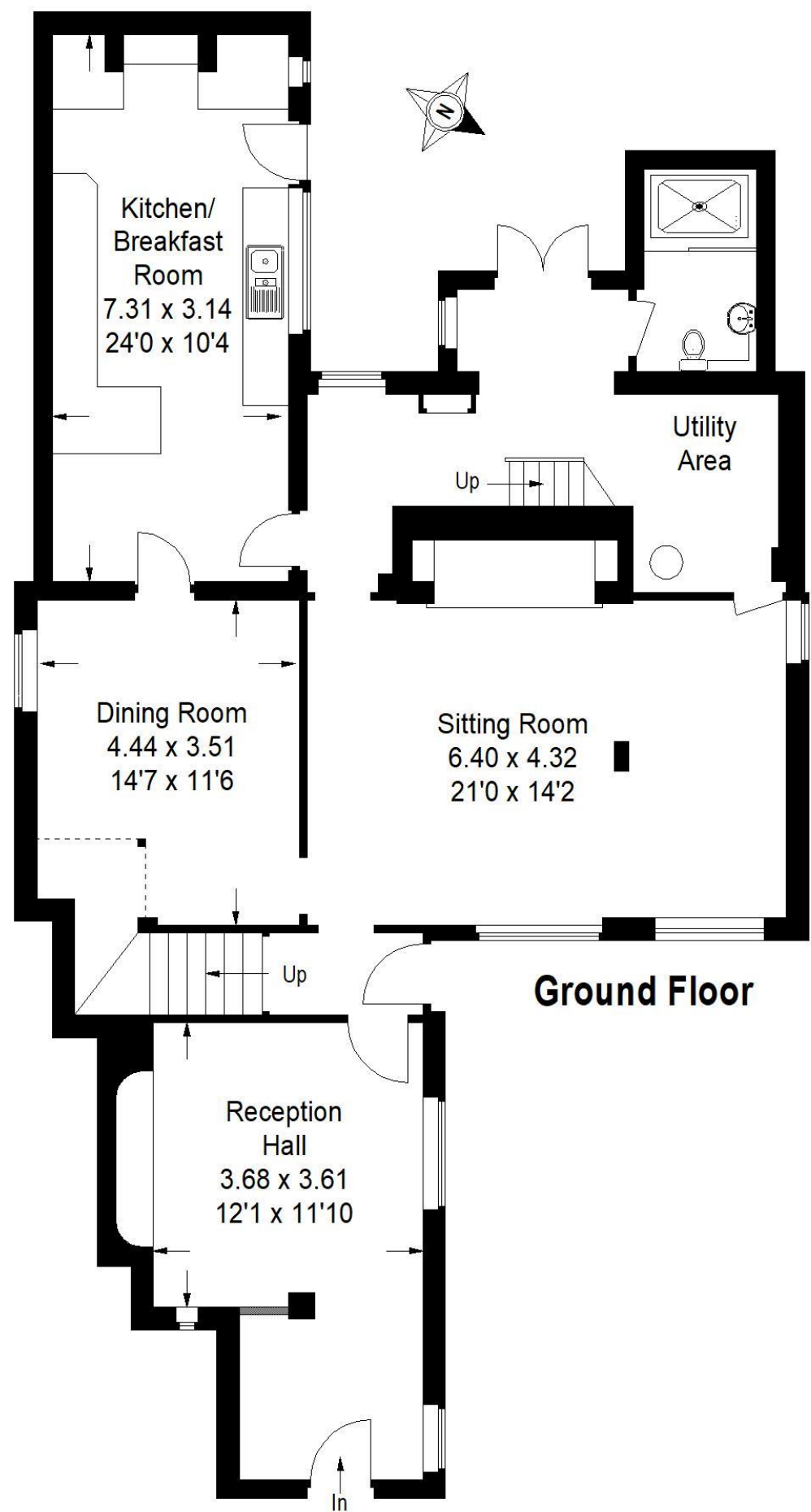
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or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

The Street, Ewhurst

Approximate Gross Internal Floor Area:

Ground Floor	117.1 sq m / 1260 sq ft
First Floor	76.9 sq m / 828 sq ft
Loft	29.0 sq m / 312 sq ft
Total	223 sq m / 2400 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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