



**Corner Cottage**  
**Furzen Lane, Ellens Green, RH12 3AR**  
**Offers Over: £825,000 Freehold**

**ROGER COUPE**  
your local property experts

**ESTATE AGENT**  
Est. 1991

**\* Beautifully presented detached cottage \* Three double bedrooms \* Two bathrooms \*  
\* Sitting room with inglenook fireplace \* Fitted kitchen/breakfast room \* Utility room \*  
\* Double garage \* No onward chain \* EPC Rating: D \***

**A beautifully presented detached character cottage situated on a good sized garden plot on the semi-rural edge of the village. The accommodation is arranged over two floors, having a beautiful sitting room with inglenook fireplace leading into a dining room, with aspects over the garden and a well appointed kitchen/breakfast room with extensive work surfaces, plenty of storage cupboards, range cooker and oven, dishwasher and integrated fridge freezer. Completing the ground floor is a cloakroom and utility room. Stairs rise to the first floor where there is a principal bedroom suite with fitted wardrobe cupboards and ensuite bathroom, two further double bedrooms and a family bathroom. Outside, the property has an extensive driveway, leading to a detached double garage with car port and good sized lawns with neatly maintained flower and shrub borders around. We highly recommend a visit to this beautifully presented home to fully appreciate the accommodation on offer.**

Ellens Green is a hamlet situated almost midway between Cranleigh, Rudgwick and Ewhurst villages. There is a village hall with playground nearby and local pubs include the highly regarded Chequers at nearby Rowhook and The Kings Head and The Fox in Rudgwick village which is approximately 2 miles distant. Rudgwick offers local and private schooling, doctors and dentist surgery and everyday local Co-op store/post office. Rudgwick is situated approximately 12 miles south of Guildford and 8 miles from Horsham both having a comprehensive range of shopping and leisure facilities and mainline stations to London. Nearby Cranleigh also offers a wide range of shops and a leisure centre.

**~ Accommodation ~**

**Ground Floor: Entrance Hall ~ Cloakroom ~ Utility ~ Kitchen: 12' 4" x 12' 1" (3.76m x 3.68m) ~ Sitting Room: 18' 7" x 12' 2" (5.67m x 3.70m)  
Dining Room: 15' 1" x 9' 10" (4.60m x 3.00m)**

**First Floor: Bedroom One: 12' 1" x 11' 5" (3.68m x 3.48m) ~ Ensuite ~ Bedroom Two: 12' 1" x 11' 4" (3.69m x 3.45m)  
Bedroom Three: 15' 1" x 7' 2" (4.60m x 2.18m) ~ Bathroom**

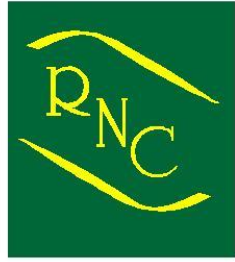
**Outside: Garage: 17' 3" x 14' 4" (5.25m x 4.37m) ~ Car Port: 17' 3" x 8' 11" (5.25m x 2.72m) ~ Garden Store: 9' 5" x 7' 7" (2.88m x 2.30m)**

**Directions:**

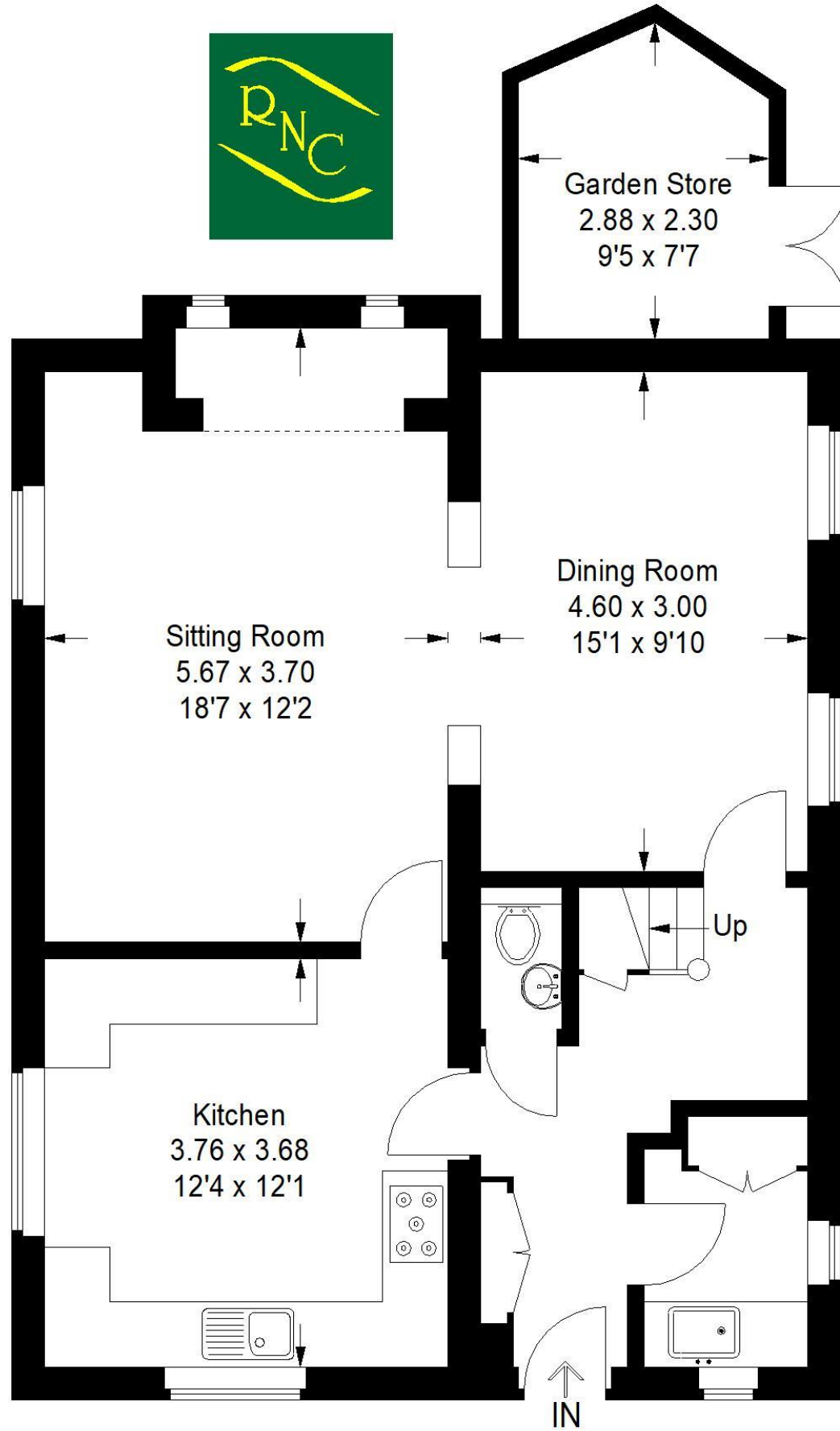
From our office turn left into the High Street, continuing to the second mini roundabout carrying straight on into the Horsham Road. Continue for approximately four miles and you will enter the hamlet of Ellens Green, turning left into Furzen Lane and immediately left into the driveway of Corner Cottage and Ellens Green Memorial Hall.

**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.

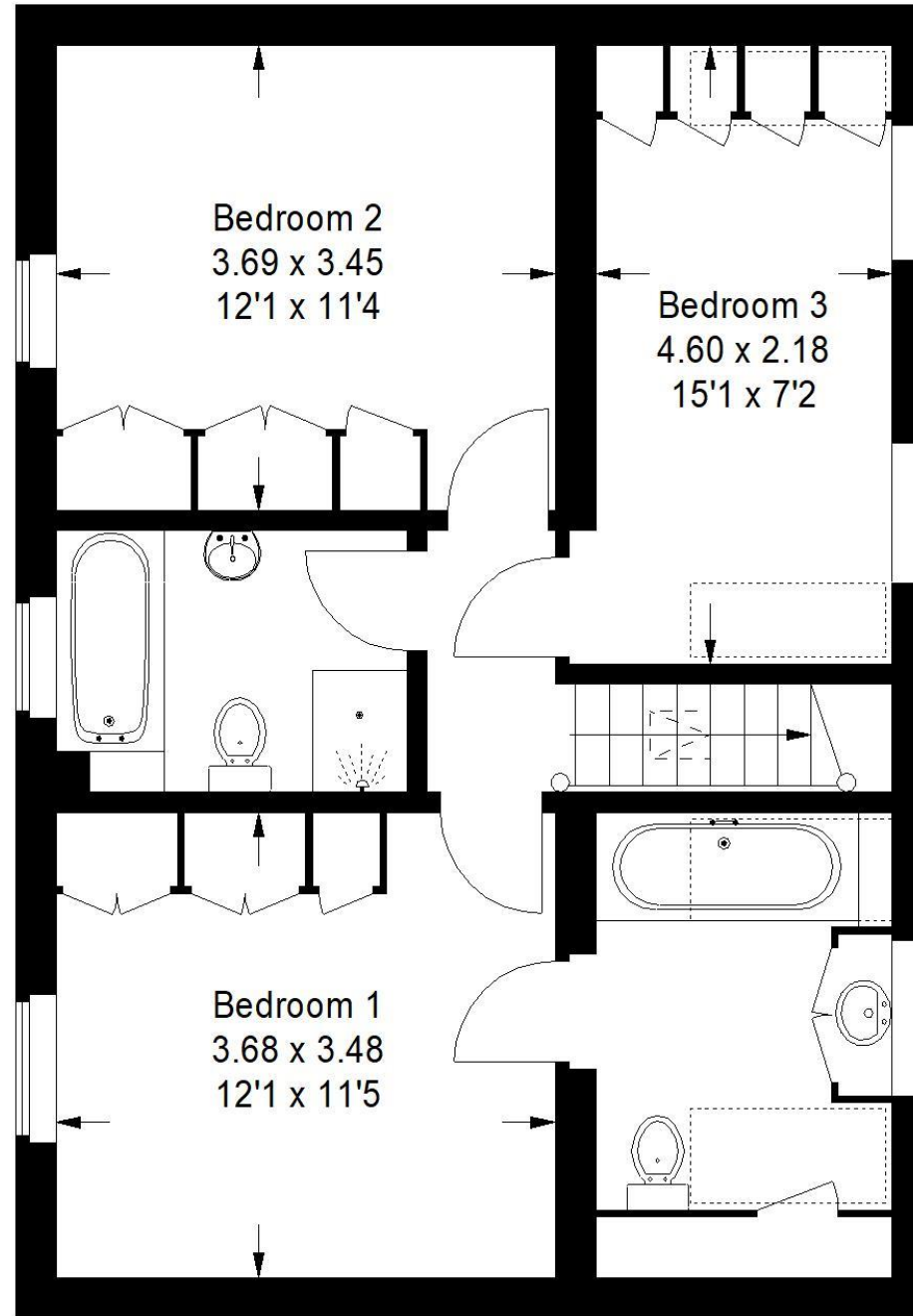
**Local Authority: Waverley Borough Council. Tax Band: F**



# Ellens Green



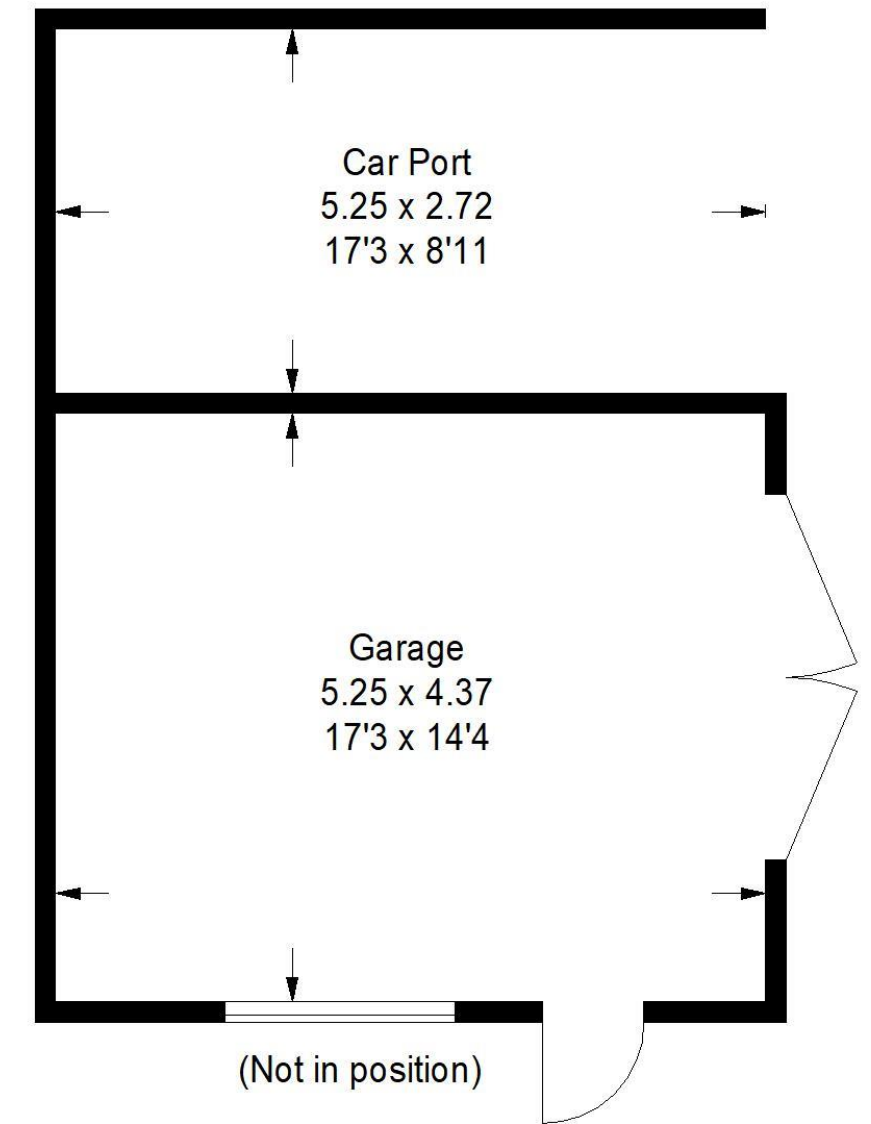
**Ground Floor**



**First Floor**

Approximate Gross Internal Area  
 Ground Floor = 65.2 sq m / 702 sq ft  
 First Floor = 56.7 sq m / 610 sq ft  
 Garage / Garden Store = 28.8 sq m / 310 sq ft  
 Total = 150.7 sq m / 1622 sq ft  
 (Excluding Car Port)

= Reduced headroom below 1.5 m / 5'0"



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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