



Charnwood, Farthingham Lane,
Ewhurst, GU6 7QN
Asking Price: £725,000 Freehold

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ESTATE AGENT
Est. 1991

*** Detached family home * Adaptable accommodation * Four bedrooms * Three bathrooms ***

Three reception rooms * Double garage * EPC Rating: C *

An individual well presented dormer style home offering a particularly adaptable arrangement of accommodation. Situated in the heart of the village, Charnwood occupies an irregular shape plot being approached via a good sized driveway leading to a double garage and gardens extending to the side and rear of the property, all retained by established hedging providing good degrees of privacy. The accommodation is arranged over two floors with a welcoming reception hall, double aspect sitting room with fireplace, large dining room, kitchen/breakfast room with conservatory off, family room/bedroom with ensuite access to a ground floor bathroom.

Stairs rise to the first floor where there are three bedrooms with the principal bedroom having an ensuite bathroom and a family bathroom completes the first floor. All first floor bathrooms have power showers. The property benefits from gas fired heating and double glazed windows and is well presented throughout and we would highly recommend a visit to fully appreciate the adaptable 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 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 ~

Entrance Hall ~ Sitting Room 17' 5" x 13' 3" (5.31m x 4.03m) ~ Dining Room 13' 2" x 13' 1" (4.02m x 3.98m) ~ Family Room/Bedroom 14' 8" x 13' 2" (4.46m x 4.02m) ~ Kitchen/Breakfast Room 13' 3" x 10' 4" (4.03m x 3.14m) ~ Conservatory 8' 9" x 8' 6" (2.67m x 2.60m) ~ Ground floor bathroom ~ Bedroom One 20' 7" x 13' 3" (6.28m x 4.03m) ~ Ensuite Bathroom ~ Bedroom Two 13' 2" x 11' 2" (4.01m x 3.40m) ~ Bedroom Three 13' 0" x 7' 3" (3.95m x 2.21m) ~ Family Bathroom ~ Double Garage 18' 9" x 15' 9" (5.71m x 4.80m) ~ Services: Gas fired heating, mains drains, electricity and water. ~

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. Continue through the village turning right at the mini roundabout by the Bulls Head and continue down the Ockley Road. After a short distance, turn right into Farthingham Lane and Charnwood can be found on the left hand side after a short distance.

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.

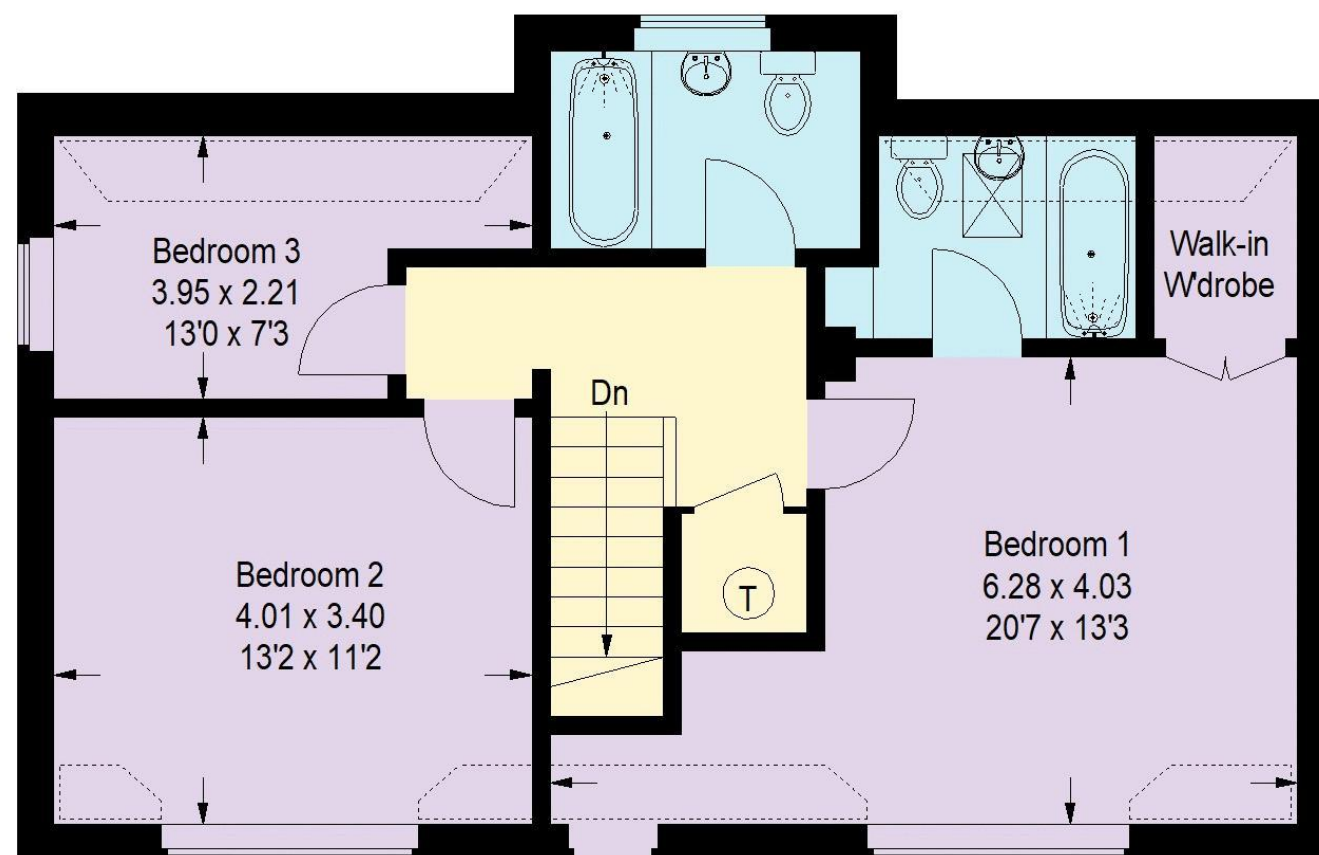
Local Authority: Waverley Borough Council. **Tax Band:** F

Farthingham Lane, Ewhurst

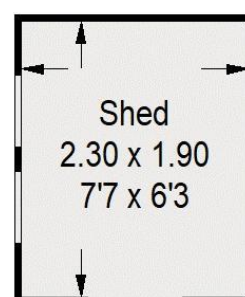
Approximate Gross Internal Area
 Ground Floor = 96.3 sq m / 1036 sq ft
 First Floor = 61.8 sq m / 665 sq ft
 Double Garage / Shed = 32.4 sq m / 349 sq ft
 Total = 190.5 sq m / 2050 sq ft



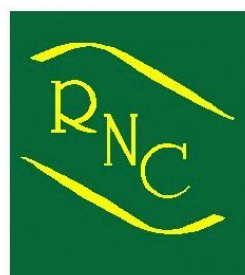
= Reduced headroom
 below 1.5 m / 5'0"



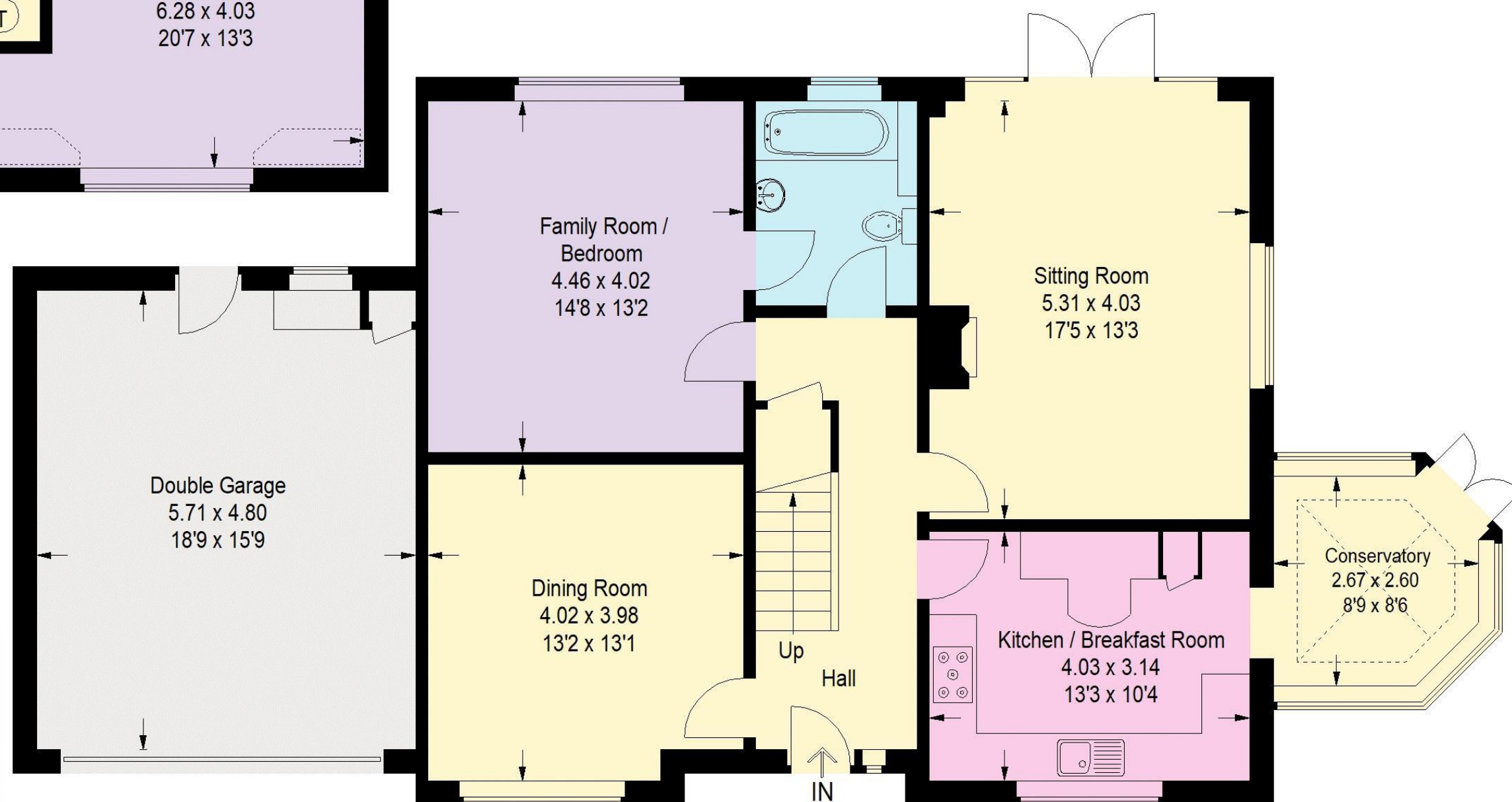
First Floor



(Not Shown In Actual
 Location / Orientation)



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.



Ground Floor



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