



38 Cherry Tree Lane,
Ewhurst, GU6 7GG
Asking Price: £450,000 Freehold

- * **Two bedroom end terrace, character cottage** * **Barn style elevations** *
- * **Modern fixtures and fittings** * **Two bathrooms** * **South facing garden** *
- * **Parking & electric charging points** * **No onward chain** * **EPC Rating: B** *

A well presented, two bedroom end terrace cottage situated in this sought after small development by Millwood Designer Homes built approximately six years ago. The property has attractive weather board, barn style elevations and has accommodation arranged two floors, cloakroom, fitted kitchen and open planned lounge/dining room with double doors onto the garden. Stairs rise to the first floor where there are two double bedrooms and two bathrooms, one of which is ensuite. Outside, there is allocated parking. Side access to the rear garden, which is a lovely feature of the property having paved patio stepping onto lawns with flower and shrub borders around, all enjoying a southerly aspect. We highly recommend an early visit to fully appreciate this lovely cottage.

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: ~ Cloakroom: ~ Kitchen: 12' 8" x 6' 11" (3.86m x 2.11m) ~ Sitting/Dining Room: 16' 8" x 14' 3" (5.09m x 4.34m)

First Floor: Bedroom One: 14' 2" x 10' 2" (4.33m x 3.09m) ~ Ensuite ~ Bedroom Two: 14' 2" x 8' 8" (4.33m x 2.63m) ~ Bathroom

Services: Mains gas, electricity and water

Directions:

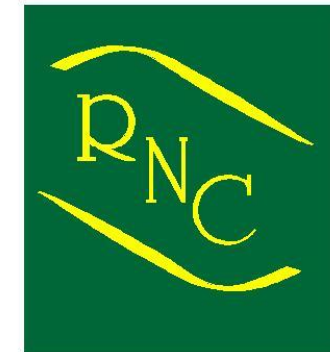
From our office turn left into the High Street and proceed to the second mini roundabout. Take the Ewhurst Road and continue for approximately two and a half miles. On arriving in the village, turn left into Cherry Tree Lane and follow the road round all the way to the end and the property can be found 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.

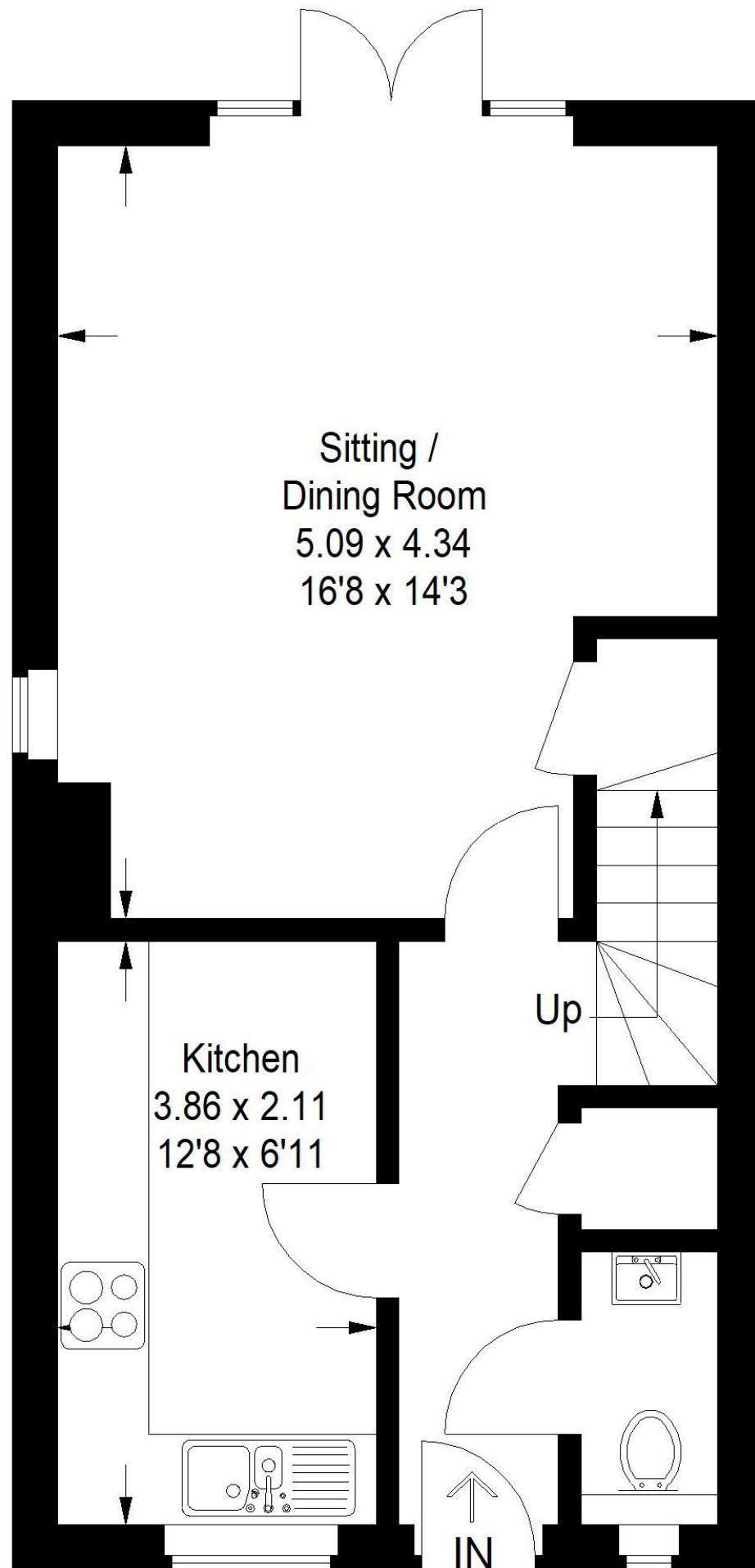
Local Authority: Waverley Borough Council. **Tax Band:** D

Cherry Tree Lane

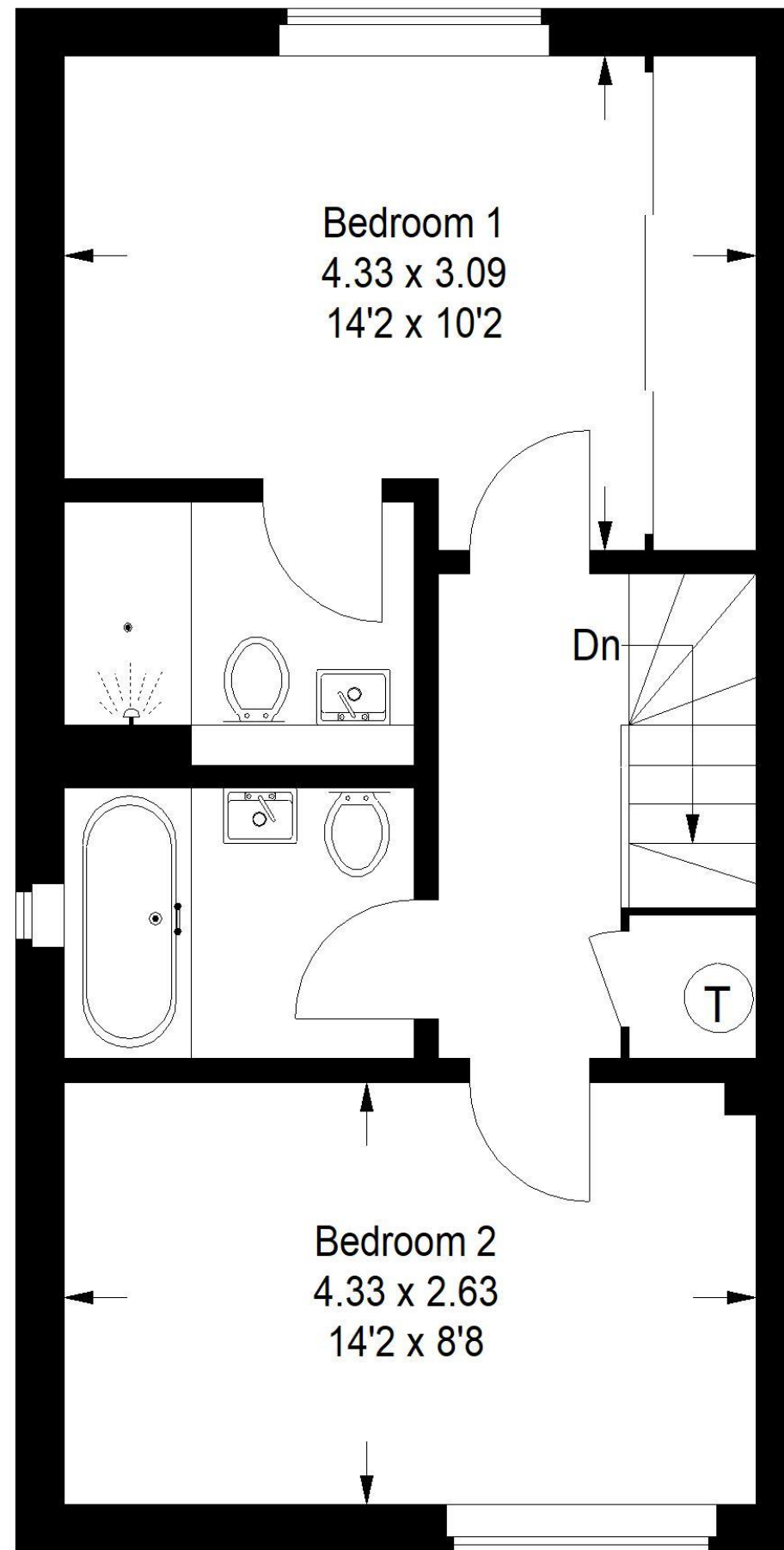
Approximate Gross Internal Area
Ground Floor = 40.2 sq m / 433 sq ft
First Floor = 39.6 sq m / 426 sq ft
Total = 79.8 sq m / 859 sq ft



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.



Ground Floor



First Floor



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