



**April Cottage**  
**Coneyhurst Lane, Ewhurst, GU6 7PN**  
**Asking Price: £850,000 Freehold**

**\* Pretty, semi-detached cottage \* Fabulous rural location \* Three bedrooms \* Two reception rooms \***

**Conservatory \* Double garage \* EPC Rating: D \***

**A most attractive character, semi detached cottage idyllically situated on a good sized garden plot in a rural private lane, on the lower slopes of the Surrey Hills. The accommodation is arranged over two floors having a welcoming dining/reception hall, sitting room with fireplace, bright and airy conservatory, fitted kitchen, ground floor cloakroom/shower. Stairs rise to the first floor, where there are two double bedrooms and single bedroom/study and a family bathroom. Outside, the property features a gravelled driveway leading to a detached double garage with side access to a large well maintained garden with extensive lawns with flower and shrub borders around, patio with rockery area, all backing onto open farmland. Properties in this location are rarely available and we highly recommend an early visit to fully appreciate the property and location.**

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: ~ Dining Room: 11' 3" x 10' 5" (3.43m x 3.17m) ~ Kitchen: 12' 1" x 7' 11" (3.69m x 2.42m) ~ Utility: ~ Cloakroom: ~ Sitting Room: 16' 9" x 11' 4" (5.11m x 3.45m) ~ Conservatory: 12' 7" x 10' 1" (3.84m x 3.07m) ~ First Floor: ~ Bedroom One: 14' 1" x 11' 5" (4.30m x 3.48m) ~ Bedroom Two: 11' 5" x 8' 9" (3.49m x 2.67m) ~ Bathroom: ~ Study/Bedroom Three: 14' 2" x 6' 10" (4.33m x 2.09m) ~ Outside: ~ Garage: 18' 8" x 17' 8" (5.68m x 5.38m) ~ Storage Area: 18' 8" x 11' 10" (5.70m x 3.60m) ~ Services: Mains gas, electricity and private drainage.**

#### **Directions:**

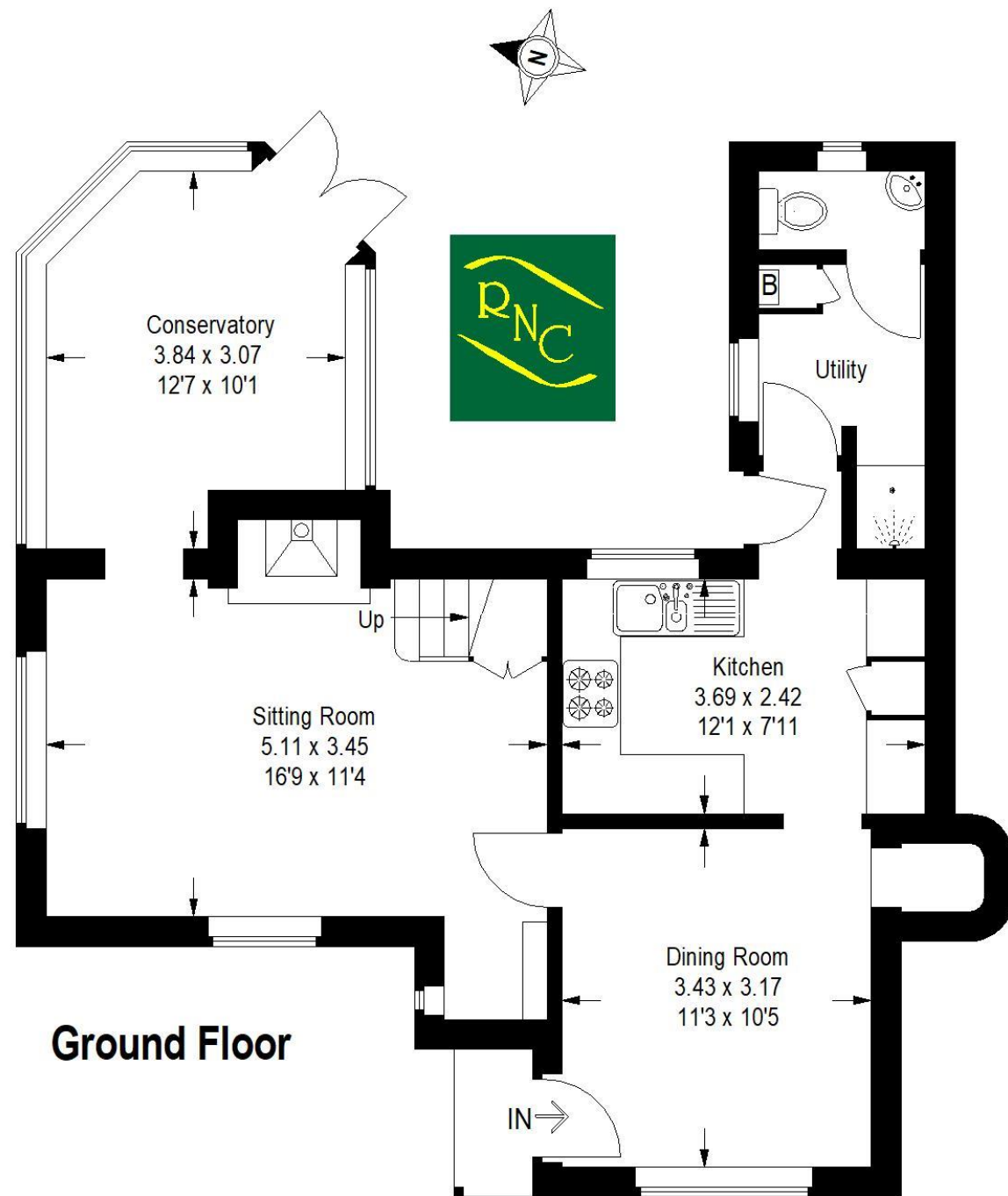
From our office turn left into the High Street and proceed to the second mini roundabout. Take the Ewhurst Road and continue for approximately two and a half miles. Continue through the village and at the mini roundabout by the Bulls Head public house, continue straight on into the Shere Road. Continue for approximately half a mile turning left into Coneyhurst Lane and follow the lane for approximately 1/4 of a mile and April Cottage can be found towards the end on the left 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.

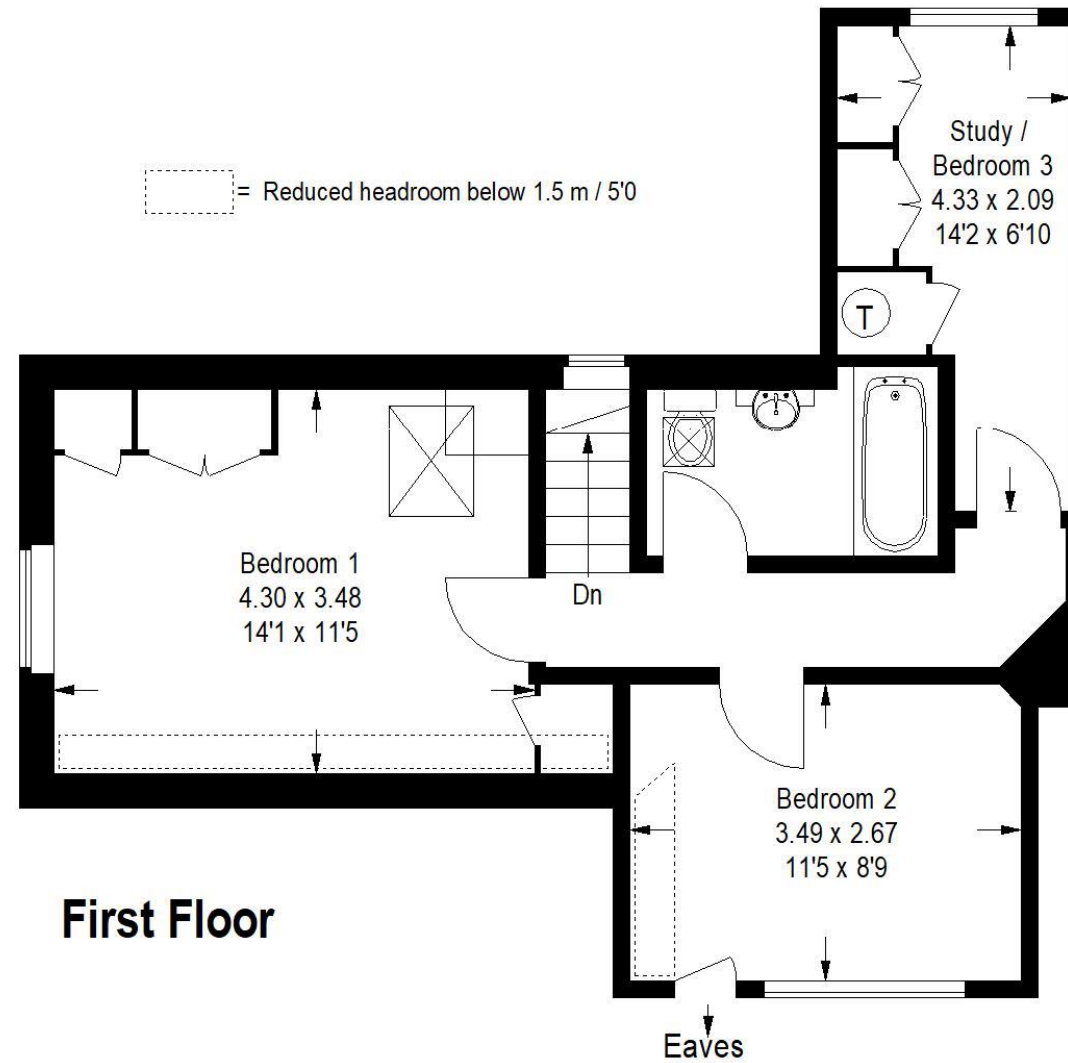
**Local Authority:** Waverley Borough Council. **Tax Band:** F

# Coneyhurst Lane, Ewhurst

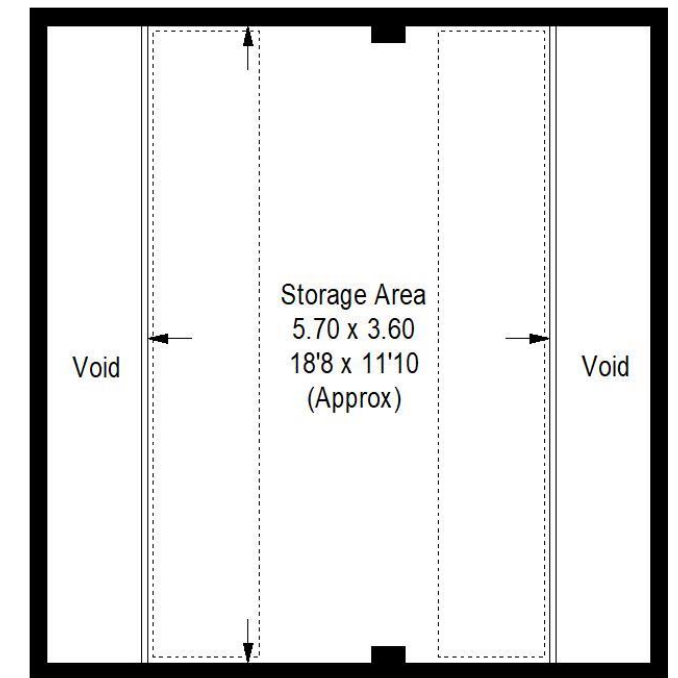
Approximate Gross Internal Area  
 Ground Floor = 59.9 sq m / 645 sq ft  
 First Floor = 44.2 sq m / 475 sq ft  
 Garage - Ground Floor = 30.8 sq m / 331 sq ft  
 Garage - First Floor (Excluding Void) = 20.5 sq m / 221 sq ft  
 Total = 155.4 sq m / 1672 sq ft



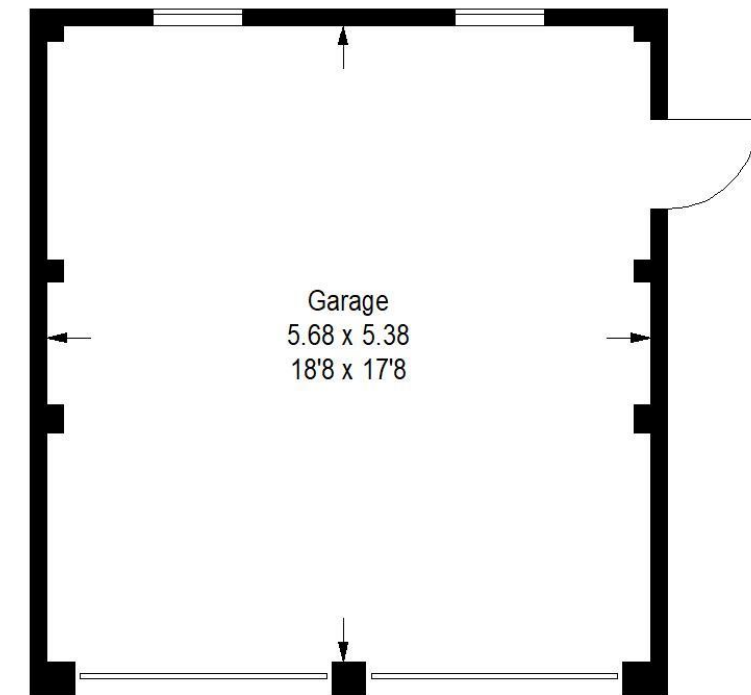
Ground Floor



First Floor



Garage - First Floor



Garage - Ground Floor

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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