



Wharfdale
Mapledrakes Road, Ewhurst, GU6 7RG
Asking Price: £700,000 Freehold

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ESTATE AGENT
Est. 1991

*** Character detached home * Three bedrooms * Two reception rooms ***
*** Modern fitted kitchen * Good size garden ***
*** No onward chain * EPC Rating: B ***

An attractive detached character home situated in the heart of this popular Surrey village, on a good size garden plot. With accommodation arranged over two floors, there is a welcoming reception hall with double aspect sitting room with fireplace and conservatory off, dining room with attractive bay window and fireplace, modern fitted kitchen and a cloakroom completing the ground floor. Stairs rise to the first floor where there are four bright and airy bedrooms and a family bathroom. Outside, the property is approached via a driveway providing parking for two floors leading to a single garage. Side access to the rear garden, which is a lovely feature of the property, being of good size with extensive lawns and flower and shrub borders around. The property is offered for sale with no onward chain and we would highly recommend an early visit to fully appreciate the 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 ~

Ground Floor: Entrance Hallway ~ Sitting Room: 16' 7" x 12' 1" (5.06m x 3.68m) ~ Conservatory: 12' 3" x 9' 8" (3.73m x 2.95m)
Dining Room: 17' 2" x 11' 11" (5.22m x 3.62m) ~ Cloakroom ~ Kitchen: 13' 7" x 8' 4" (4.15m x 2.55m)

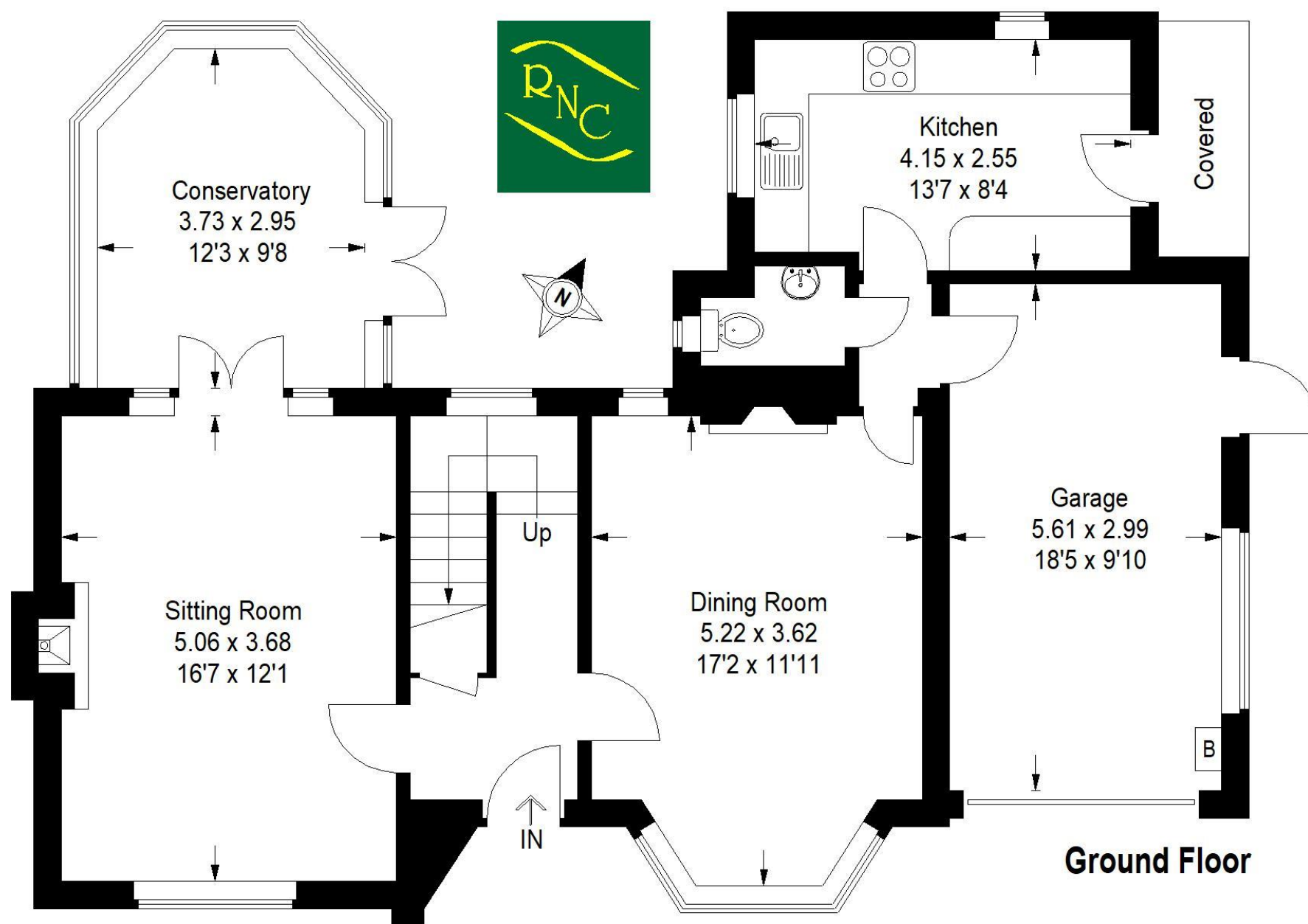
First Floor: Bedroom One: 14' 0" x 12' 0" (4.26m x 3.66m) ~ Bedroom Two: 12' 1" x 8' 11" (3.68m x 2.73m) ~ Bedroom Three: 12' 0" x 7' 5" (3.66m x 2.26m)
Bathroom

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 into the village, turning right into Mapledrakes Road and Wharfdale can be found after a short distance 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.

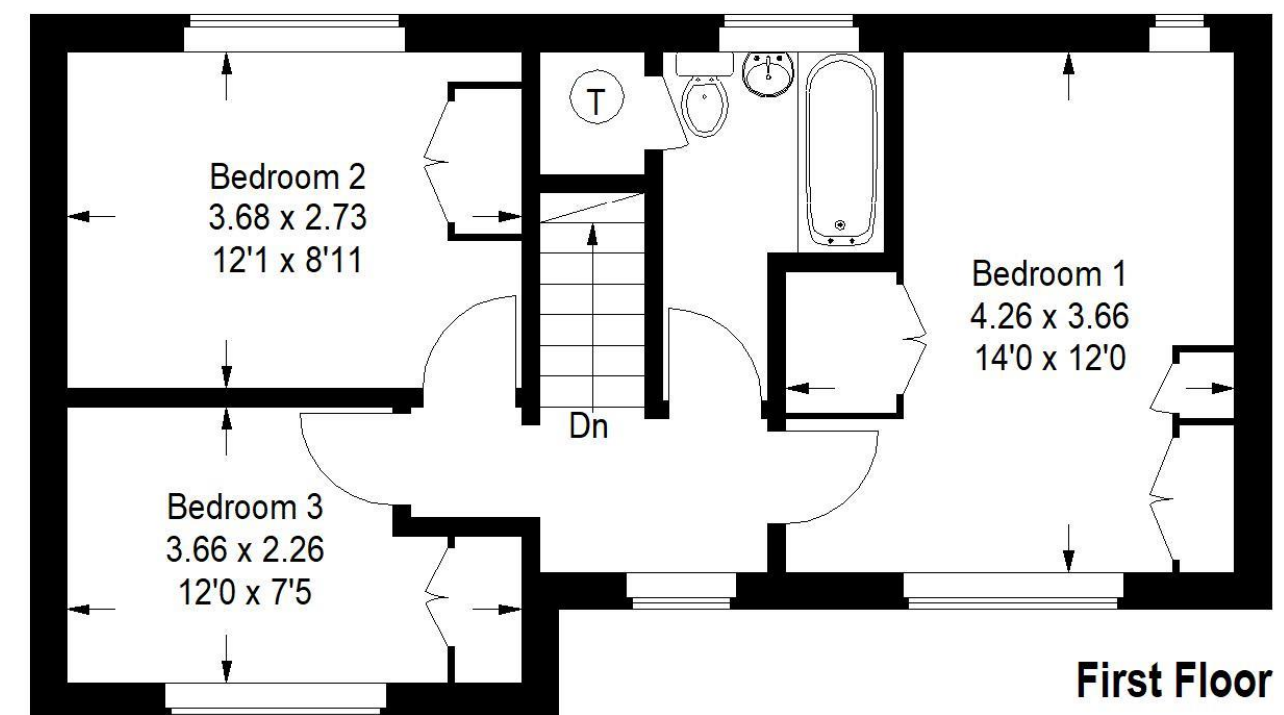
Local Authority: Waverley Borough Council. **Tax Band:** F



Mapledrakes Road

Approximate Gross Internal Area
 Ground Floor (Including Garage) = 90.9 sq m / 978 sq ft
 First Floor = 43.7 sq m / 470 sq ft
 Total = 134.6 sq m / 1448 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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