



Tilbrook House
Ockley Road, Ewhurst, GU6 7QF
Asking Price: £895,000 Freehold

*** Spacious four bedroom home * Large south facing garden plot * Three reception rooms *
* Two bathrooms * Double garage * Gas fired heating * Double glazed windows *
* No onward chain * EPC Rating: D ***

Situated on a large garden plot in the heart of this popular Surrey village, Tillbrook House offers great potential to update and improve. The accommodation currently comprises of a detached home with accommodation arranged over two floors with a welcoming reception hall, bright and airy triple aspect sitting room opening into a dining room, kitchen with utility room off, study and a cloakroom completing the ground floor. On the first floor, there is a principal bedroom with ensuite bathroom, three further bedrooms and a family bathroom. Outside, the property is approached via a long driveway flanked by manicured lawns with established boundaries around. Side access to the rear garden, which is a lovely feature of the property, being of good size enjoying a bright and sunny southerly aspect with paved patio leading onto good sized areas of lawn with well established flower and shrub borders around. Mature hedging forms the boundary providing good degrees of privacy. We highly recommend a visit to fully appreciate the accommodation and potential on offer and the property is offered for sale with no onward chain.

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 ~ Study: 9' 9" x 8' 6" (2.96m x 2.58m) ~ Cloakroom ~ Kitchen: 16' 10" x 11' 2" (5.13m x 3.40m) ~ Utility/Boot Room
Dining Room: 10' 10" x 9' 5" (3.29m x 2.86m) ~ Sitting Room: 22' 11" x 12' 0" (6.98m x 3.65m)**

**First Floor: Bedroom One: 14' 8" x 14' 4" (4.46m x 4.38m) ~ Ensuite ~ Bedroom Two: 12' 2" x 9' 9" (3.70m x 2.96m)
Bedroom Three: 10' 6" x 9' 6" (3.19m x 2.89m) ~ Bedroom Four: 13' 1" x 8' 4" (4.00m x 2.53m) ~ Bathroom**

Outside: Garage: 17' 3" x 16' 4" (5.25m x 4.99m)

Directions:

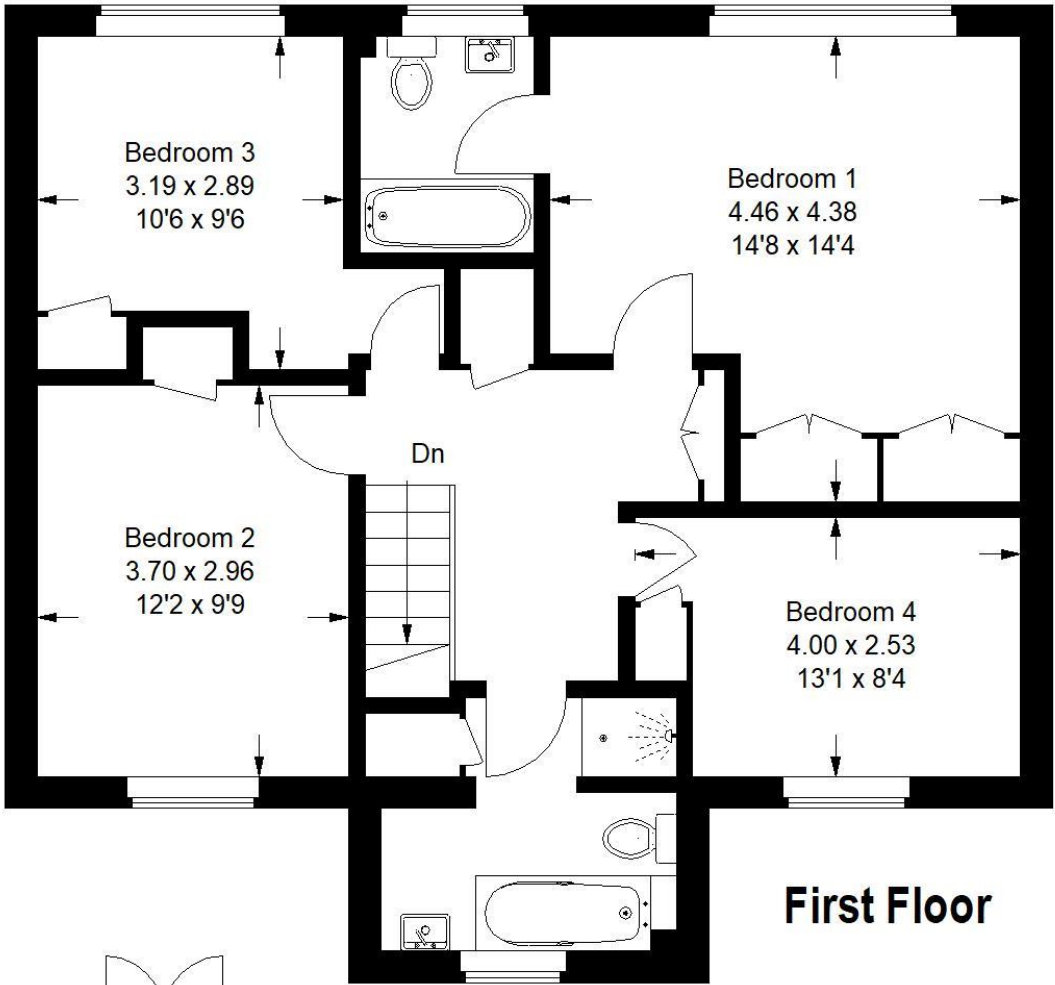
From our office turn left into the High Street and proceed to the second mini roundabout. Take the Ewhurst Road and continue for approximately two and a half miles. Continue through the village turning right at the mini roundabout by The Bulls Head pub. Tillbrook House can be found after a short distance 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.

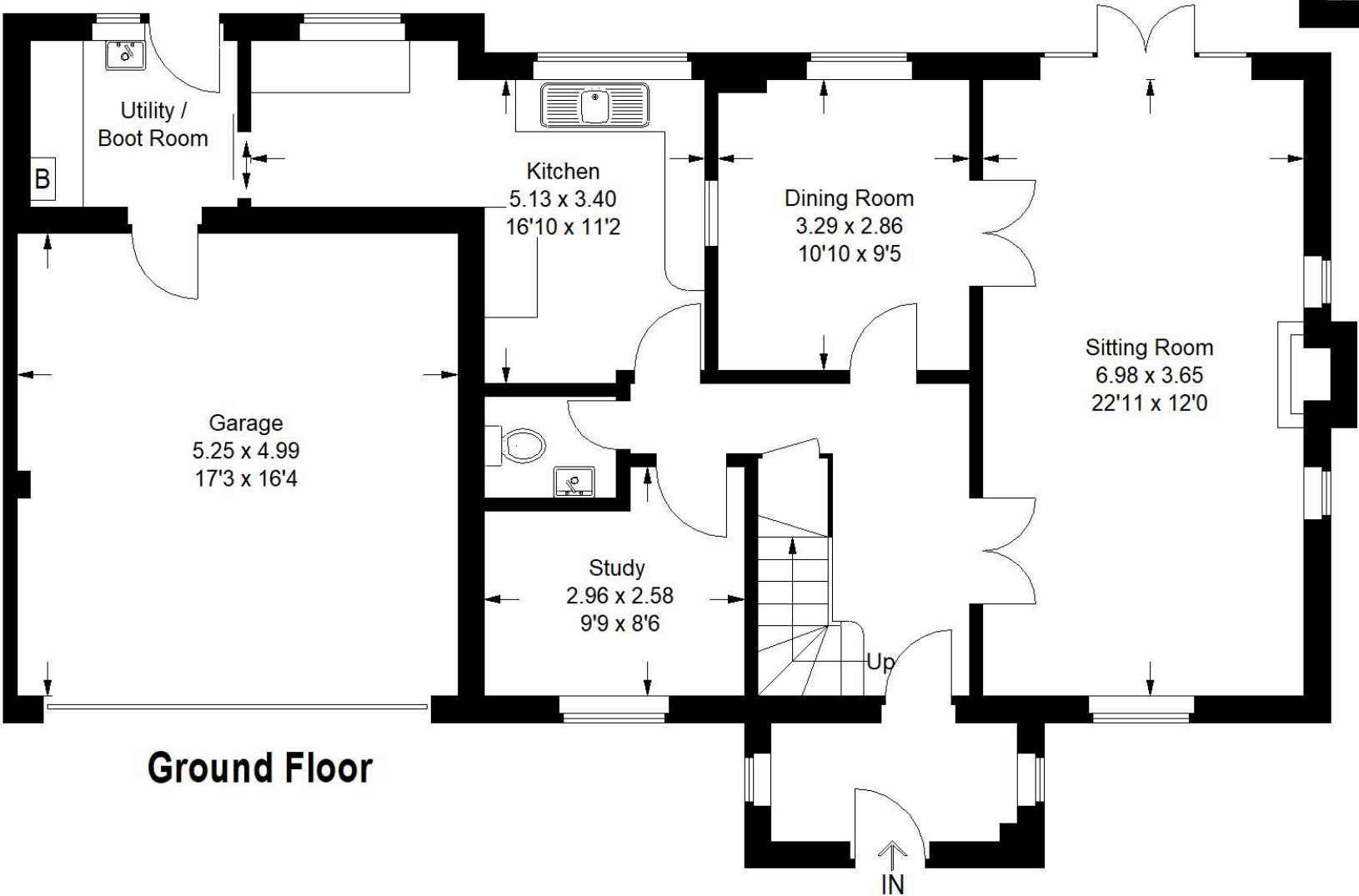
Local Authority: Waverley Borough Council. **Tax Band:** G

Ockley Road Ewhurst

Approximate Gross Internal Area
Ground Floor (Including Garage) = 109.9 sq m / 1183 sq ft
First Floor = 69.7 sq m / 750 sq ft
Total = 179.6 sq m / 1933 sq ft



First Floor



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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