



12 Hazelbank Cottages
The Street, Ewhurst, GU6 7RH
Asking Price: £449,950 Freehold

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ESTATE AGENT
Est. 1991

*** Three bedroom end terrace cottage * Beautifully presented throughout * Modern fitted kitchen and bathroom *
Sitting room with woodburning stove * Courtyard garden with westerly aspect * EPC Rating: TBC ***

An attractive character, end terrace cottage featuring well presented accommodation arranged over three floors. The property is situated in the heart of this popular Surrey village with local amenities immediately to hand including a well run and stocked local village shop. On the ground floor there is a sitting room with attractive fireplace with wood burning stove and fitted book shelving and storage cupboards, dining room with understairs cupboard leading to a fitted kitchen with a comprehensive range of modern units under extensive beech block work surfaces. Stairs rise to the first floor where there are two bedrooms and a modern refitted family bathroom with separate roll top bath and shower enclosure. Stairs rise to the top floor, where there is a further double bedroom. Outside, the property has a pretty courtyard garden with a paved patio and flower and shrub borders around, all retained by close board fencing and enjoys a bright and sunny westerly rear aspect. We highly recommend a 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: ~ Sitting Room: 12' 2" x 11' 11" (3.70m x 3.63m) ~ Dining Room: 13' 2" x 12' 5" (4.02m x 3.79m) ~ Kitchen: 8' 11" x 8' 2" (2.73m x 2.50m) ~ First Floor: ~ Bedroom Two: 12' 3" x 11' 11" (3.74m x 3.63m) ~ Bedroom Three: 13' 2" x 8' 2" (4.02m x 2.50m) ~ Bathroom: ~ Second Floor: ~ Bedroom One: 19' 0" x 11' 7" (5.80m x 3.54m) ~ Services: Mains drains, electricity and gas ~

Directions:

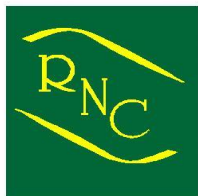
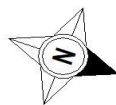
From our office turn left into the High Street and proceed to the second mini roundabout, bear left into the Ewhurst Road and follow this road to Ewhurst village. No 12 Hazelbank Cottages will be found after the sharp left-hand bend, on the left-hand side after a short distance.

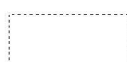
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

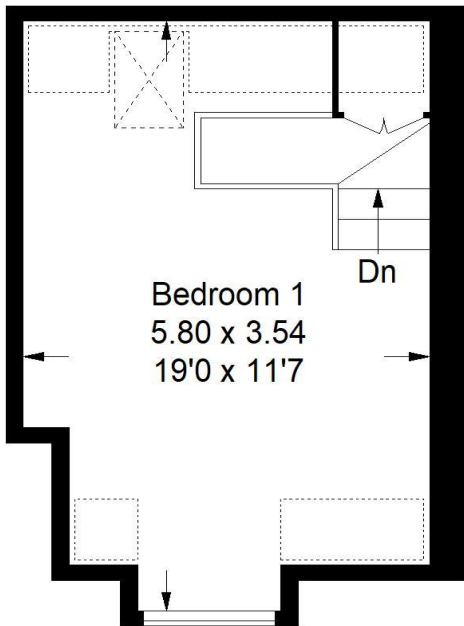
Local Authority: Waverley Borough Council. **Tax Band:** D

Hazelbank Cottages

Approximate Gross Internal Area
Ground Floor = 38.4 sq m / 413 sq ft
First Floor = 37.2 sq m / 400 sq ft
Second Floor = 19 sq m / 204 sq ft
Total = 94.6 sq m / 1017 sq ft

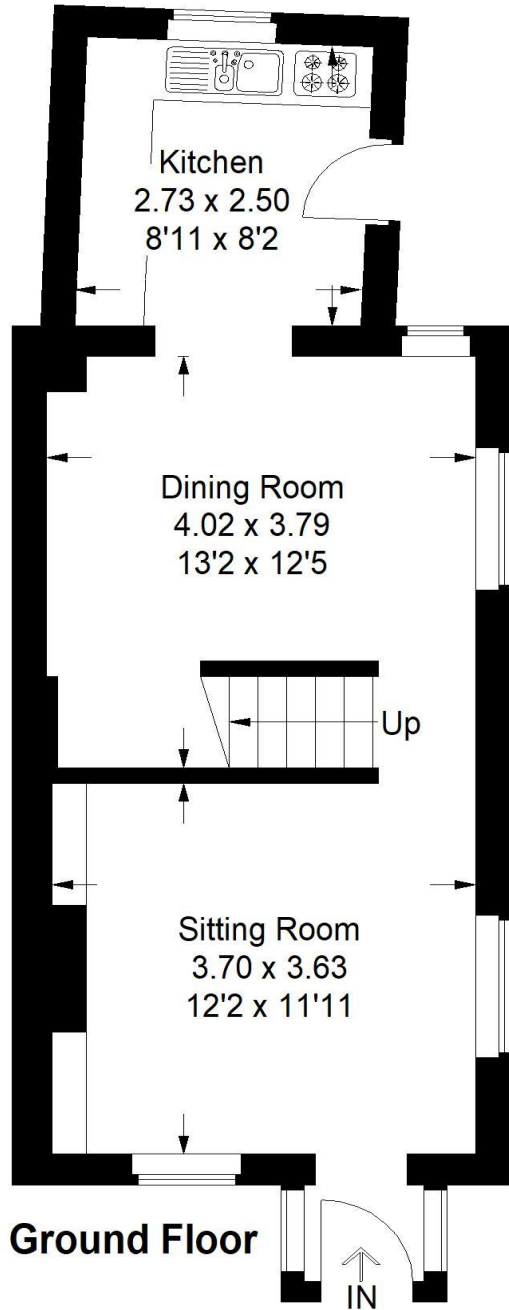


 = Reduced headroom
below 1.5 m / 5'0

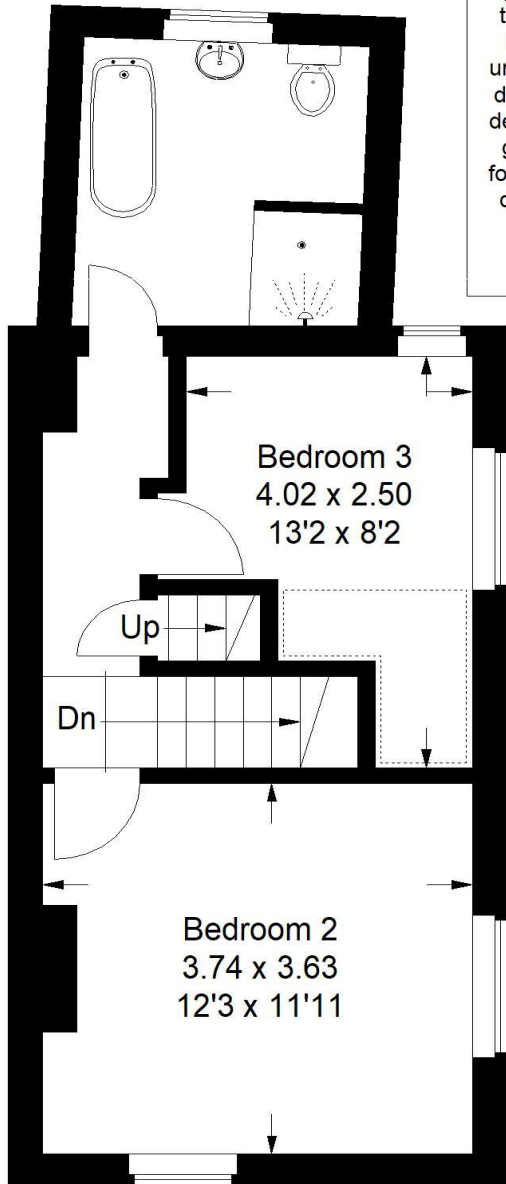


Second Floor

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.



Ground Floor



First Floor





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