



5, Links Close, Ewhurst, GU6 7QS
Asking Price: £425,000 Freehold

*** A much improved and extended semi detached bungalow * Three bedrooms * Modern fitted kitchen ***
*** Modern bathroom * Spacious living room ***
*** Planning permission to extend * Driveway parking * Solar panels * EPC Rating: B ***

A much improved and extended three bedroom semi detached bungalow, situated in a small cul de sac in the village centre. The property now benefits from an enlarged living room with bifold doors to the garden, modern fitted kitchen/breakfast room and three bedrooms and a modern bathroom. The property further benefits from planning permission to extend into the roof (WA/2023/00403), providing a principal bedroom suite with ensuite shower room. Outside the property has driveway parking and visitor parking, and a garden to the rear comprising patio and synthetic grass area and summerhouse. A further feature is the solar panels that provide an annual rebate from the energy supplier. We highly recommend a visit to fully appreciate this super home that could suit either a young family or downsizer needing a bungalow and to be centrally located.

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 ~

Entrance Hall: ~ **Sitting/Dining Room:** 22' 1" x 17' 7" (6.73m x 5.37m) ~ **Kitchen/Breakfast Room:** 13' 1" x 9' 10" (4.00m x 3.00m) ~ **Bathroom**
Bedroom One: 13' 1" x 9' 3" (4.00m x 2.83m) ~ **Bedroom Two:** 9' 11" x 9' 1" (3.03m x 2.77m) ~ **Bedroom Three:** 10' 1" x 7' 1" (3.08m x 2.17m)

Outside: ~ **Summer House:** 11' 6" x 7' 3" (3.50m x 2.22m) ~ **Store**

Services: gas fire heating, mains electricity, drains and solar ~

Directions:

From our office turn left into the High Street and continue to the second mini roundabout turning left into the Ewhurst Road. On entering the village continue past the Hazelbank Stores and take the second turning right after the Church into Downhurst Road. Links Close can be found after a short distance on the left and number 5 is ahead of you.

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.

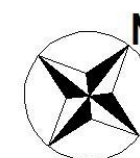
Local Authority: Waverley Borough Council. **Tax Band:** D

Links Close, Ewhurst

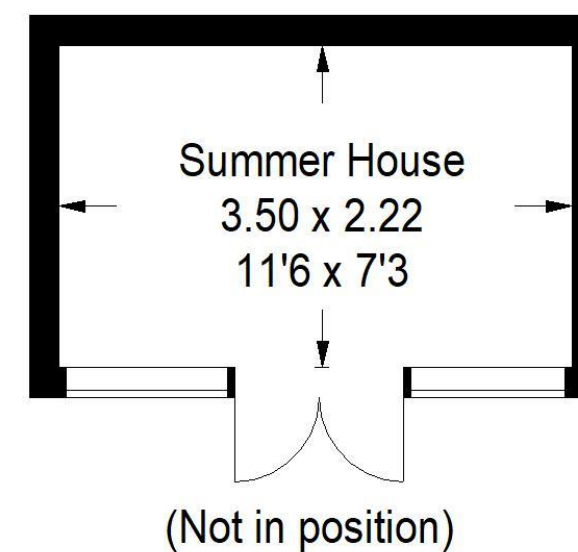
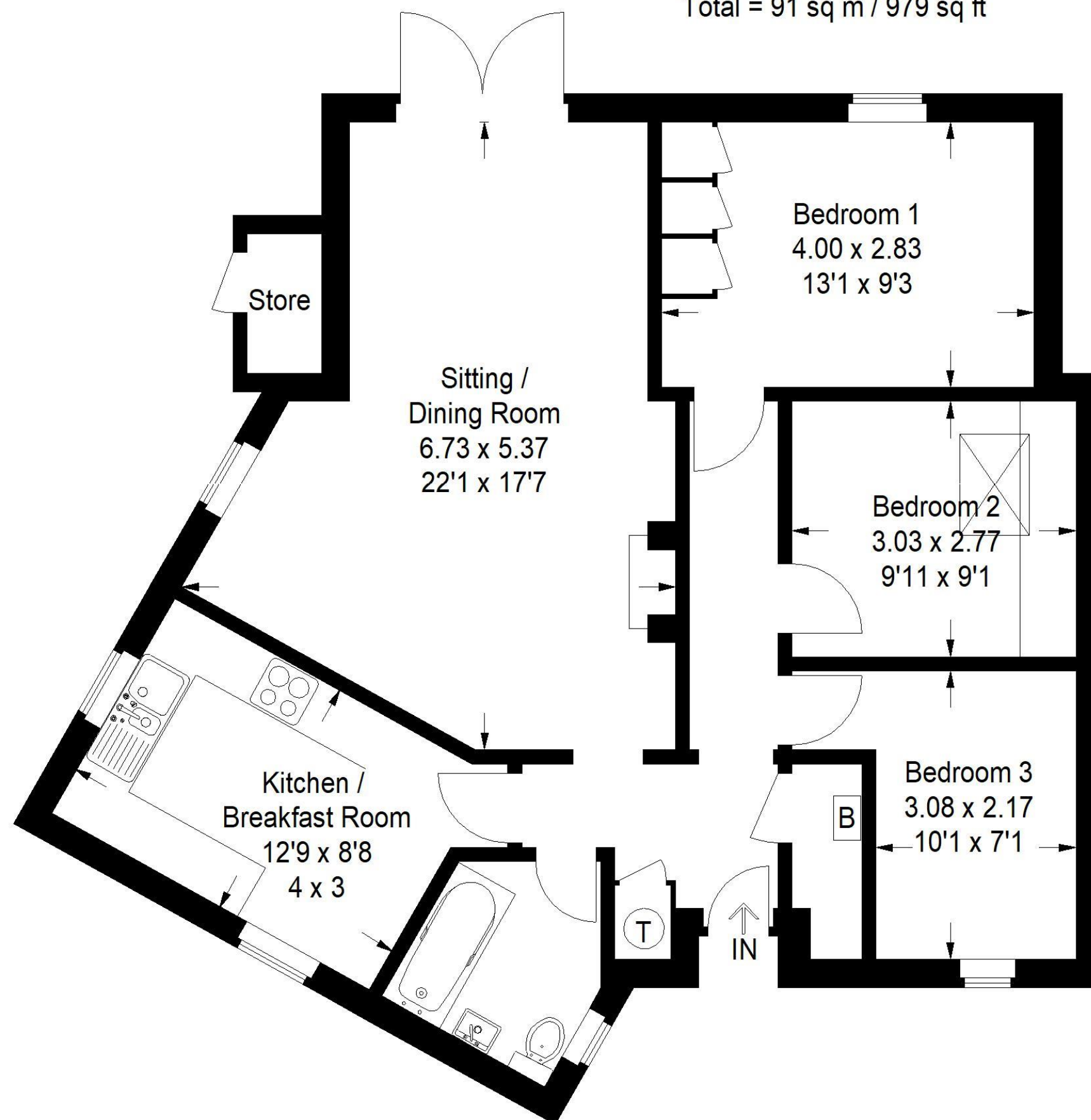
Approximate Gross Internal Area = 82.1 sq m / 883 sq ft

Summer House / Store = 8.9 sq m / 96 sq ft

Total = 91 sq m / 979 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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