



5 Wayside Cottages
Horsham Road, Ellens Green, RH12 3AS
Asking Price: £550,000 Freehold

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*** Well presented character semi-detached cottage * Three bedrooms * Modern kitchen and bathroom * Large driveway *
Good sized garden with lovely views over farmland * Garage * No Onward chain * EPC Rating: E ***

A beautifully presented and recently renovated three bedroom cottage situated in this semi-rural hamlet with glorious open views across farmland to the rear. The property is approached via an extensive driveway providing plenty of parking leading to a single detached garage. There is a front door leading into an entrance hall opening into a spacious lounge/dining room, with wood burning stove and a built in understairs cupboard. The property then extends to a large refitted kitchen/breakfast room with extensive work surfaces, a comprehensive range of units and lovely views over the garden and to the farmland beyond. Completing the ground floor accommodation, there is a refitted bathroom having bath with separate shower over. Stairs rise the first floor where there are three bedrooms with the principal bedroom having built in wardrobe cupboards. Outside, the gardens are beautifully landscaped with a good sized paved patio and adjoining attractive brick walling leading onto extensive lawns, with the rear boundary backing onto farmland with lovely views. There is a detached brick built garage. We highly recommend a visit to fully appreciate the accommodation on offer and there is further potential to extend subject to the usual planning consents, in line with adjoining properties.

Ellens Green is a hamlet situated almost midway between Cranleigh, Rudgwick and Ewhurst villages. There is a village hall with playground nearby and local pubs include the highly regarded Chequers at nearby Rowhook and The Kings Head and The Fox in Rudgwick village which is approximately 2 miles distant. Rudgwick offers local and private schooling, doctors and dentist surgery and everyday local Co-op store/post office. Rudgwick is situated approximately 12 miles south of Guildford and 8 miles from Horsham both having a comprehensive range of shopping and leisure facilities and mainline stations to London. Nearby Cranleigh also offers a wide range of shops and a leisure centre.

~ Accommodation ~

Ground Floor: ~ Entrance Hall: ~ Sitting/Dining Room: 22' 11" x 15' 3" (6.99m x 4.65m) ~ Kitchen: 12' 11" x 9' 3" (3.94m x 2.83m) ~ Bathroom: ~ First Floor: ~ Bedroom One: 12' 1" x 10' 11" (3.68m x 3.33m) ~ Bedroom Two: 11' 6" x 8' 2" (3.50m x 2.50m) ~ Bedroom Three: 8' 3" x 6' 11" (2.52m x 2.11m) ~ Outside: ~ Garage: 19' 6" x 10' 4" (5.94m x 3.14m) ~ Services: Mains drains

Directions:

From our office turn left into the High Street and proceed to the second mini roundabout. Continue straight over into the Horsham Road and follow the road for a couple of miles to Ellens Green and the property can be found 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.

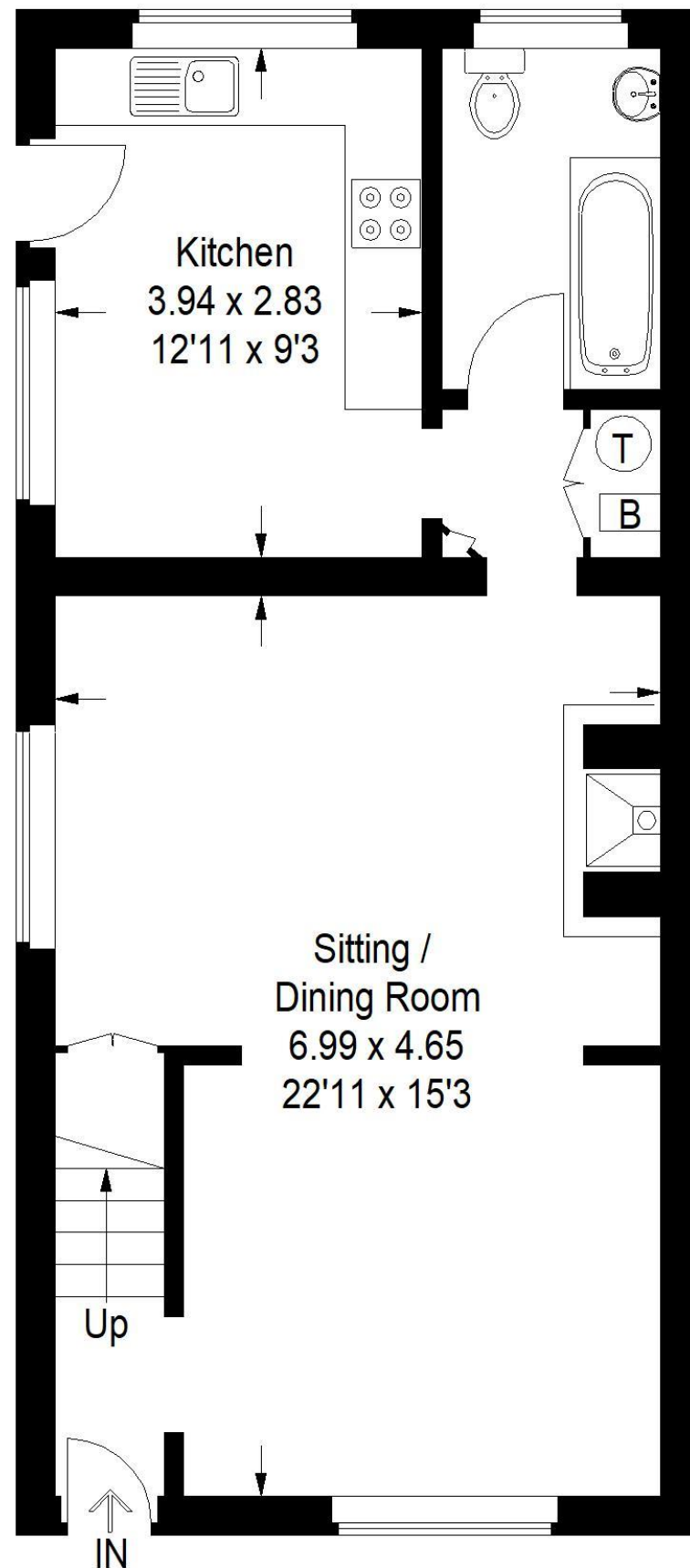
Local Authority: Waverley Borough Council. **Tax Band:** E

Wayside Cottage, Ellens Green

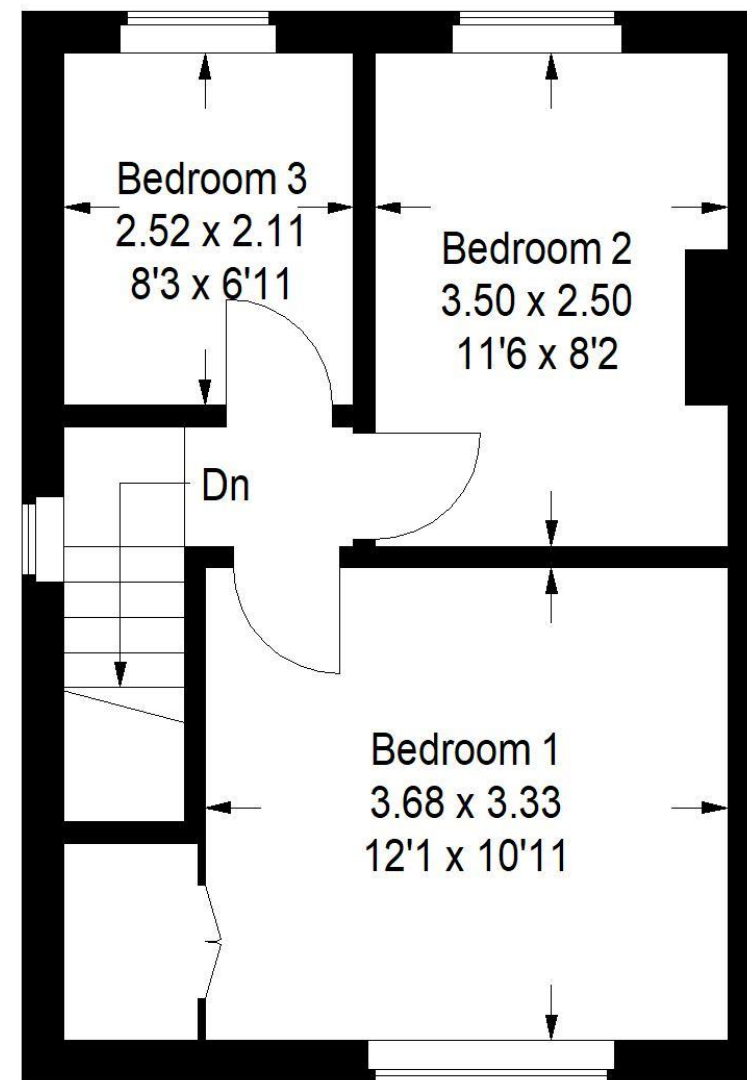


Approximate Gross Internal Area
Ground Floor = 53.2 sq m / 573 sq ft
First Floor = 32.9 sq m / 354 sq ft
Garage = 18.7 sq m / 201sq ft
Total = 104.8 sq m / 1128 sq ft

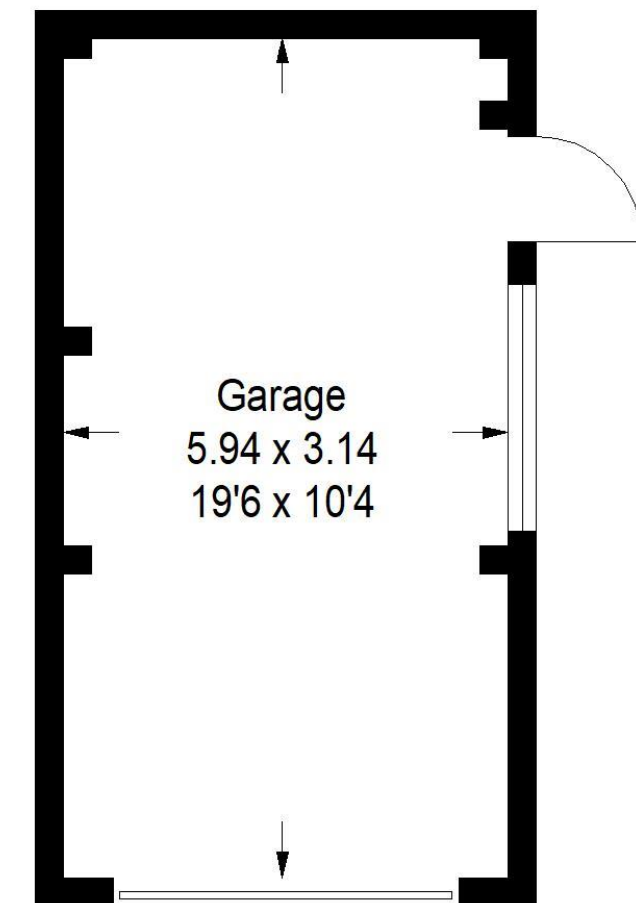
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Ground Floor



First Floor



(Not in position)



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