



8 Larkfield, Ewhurst, GU6 7QU
Asking Price: £375,000 Freehold

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ESTATE AGENT
Est. 1991

*** No onward chain * Popular Surrey Hills village * 2 Bedroom modern home * En-suite shower room ***
*** Generous sitting/dining room * Close to village amenities * West facing garden ***
*** Parking space * EPC Rating: C ***

Situated in a private development near the centre of the village within walking distance of the wonderful local amenities is this two bedroom terraced home featuring parking and a West facing garden. The accommodation has a well planned layout with entrance hall with a cloakroom to one side leading to the kitchen and the generous sitting/dining room with fireplace and patio doors to the rear garden. Continuing on, upstairs there are two double bedrooms one with en-suite shower room and a bathroom completing the accommodation. The house feels well maintained and benefits a recently updated central heating boiler however offers scope for further updating.

We highly recommend arranging a visit to fully appreciate this charming modern cottage.

Ewhurst has a lot to offer - a local very well stocked shop, a recently updated pub and church, part of which is medieval, hairdressers, beauty parlour, veterinary practice and Porsche garage. There is a toddler group and pre-school, a Church of England Primary school and a number of both private and state schools that include Glebelands, Park Mead, Cranleigh School, Duke of Kent and Hurtwood House together with a number of schools for those with special needs. The nearby bus stop has frequent buses to Cranleigh, Guildford and Shere (for buses to Dorking) and there is also a Mole Valley WASP bus to Tesco's in Horsham. There is a train station at Ockley with trains to London Victoria and a station at Gomshall with trains to Redhill and Reading, in addition to the mainline stations at Guildford and Dorking. Ewhurst Historical Society is thriving, as is the Ewhurst Players Theatrical Company and Polo is played on some weekends at the Hurtwood Polo Club. The Ewhurst Horticultural Society is the oldest in Surrey and also has allotments. Sayers Croft Activity Centre is set in ancient woodland and provides an Outdoor Learning Centre with woodland, meadows, ponds and streams. There is also a Good Neighbours Scheme. The surrounding countryside is perfect for walking, cycling, mountain biking and horse riding. There are medical centres in Cranleigh and Shere (which has its own Pharmacy/Dispensary) and The Royal County Hospital in Guildford.

~ Accommodation ~

Ground Floor: Entrance Hall ~ Cloakroom ~ Kitchen: 9' 11" x 5' 10" (3.01m x 1.78m) ~ Sitting/Dining Room: 15' 9" x 13' 9" (4.79m x 4.18m)

First Floor: Bedroom 1 with en-suite: 11' 11" x 10' 2" (3.62m x 3.10m) ~ Bedroom 2: 13' 9" x 6' 10" (4.19m x 2.09m) ~ Bathroom

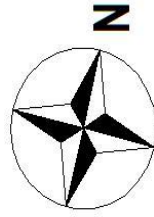
Outside: Parking space ~ West facing garden ~ Services: all mains services connected

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. At the sharp left hand bend, turn right towards The Green, signposted Walliswood, and then take the second left into Larkfield. Follow the road round to the right hand bend and no.8 will be on your right hand side.

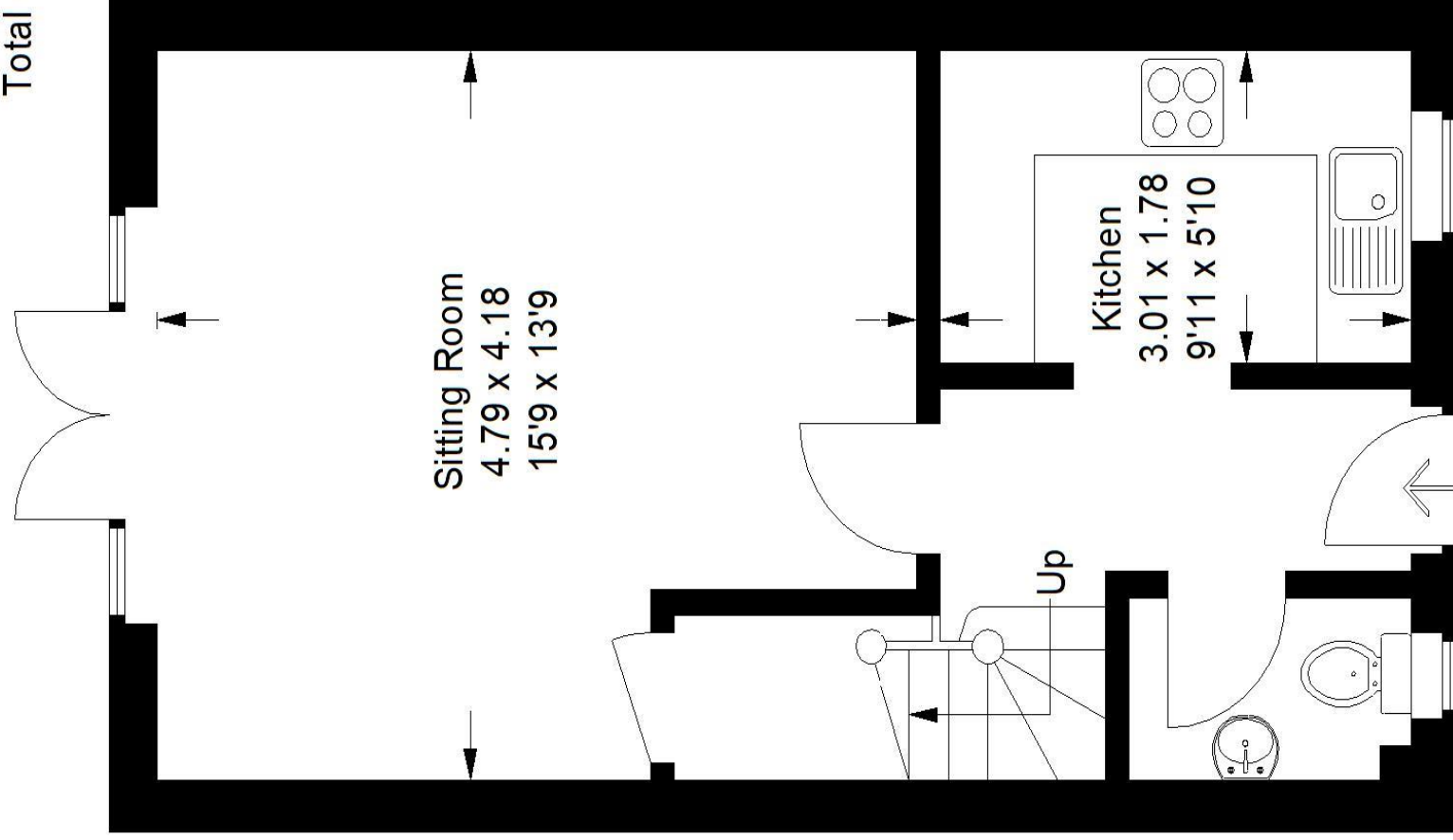
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or 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:** D

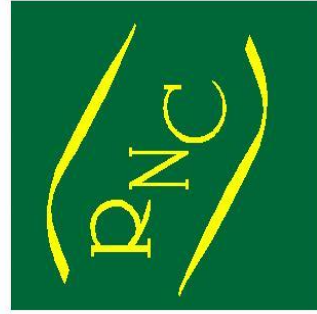
Larkfield



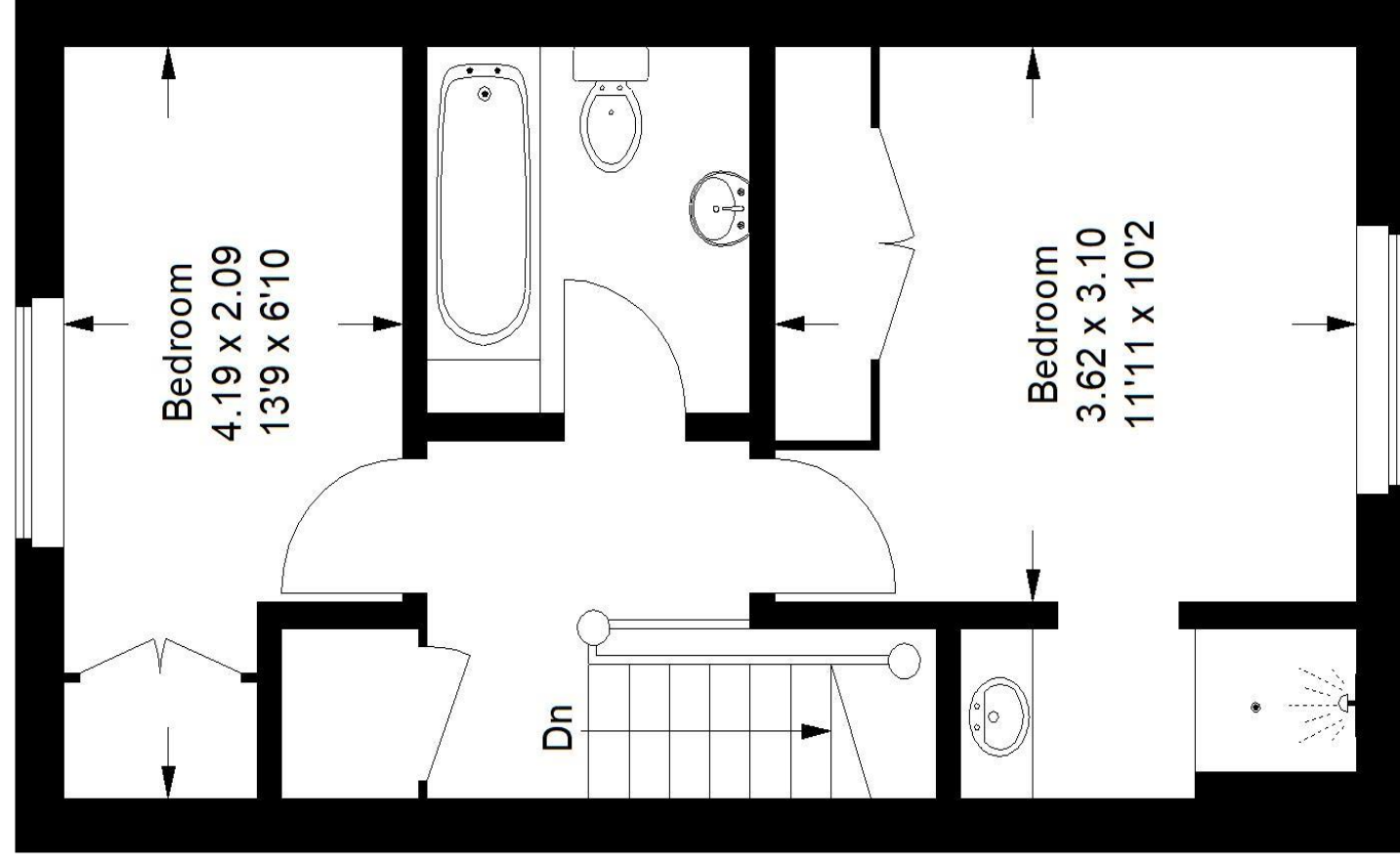
Approximate Gross Internal Area
Ground Floor = 34.2 sq m / 368 sq ft
First Floor = 33.6 sq m / 362 sq ft
Total = 67.8 sq m / 730 sq ft



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.



First Floor



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