



Tilbrook House Ockley Road, Ewhurst - GU6 7QF
£895,000





Tilbrook House Ockley Road

Ewhurst, Cranleigh

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

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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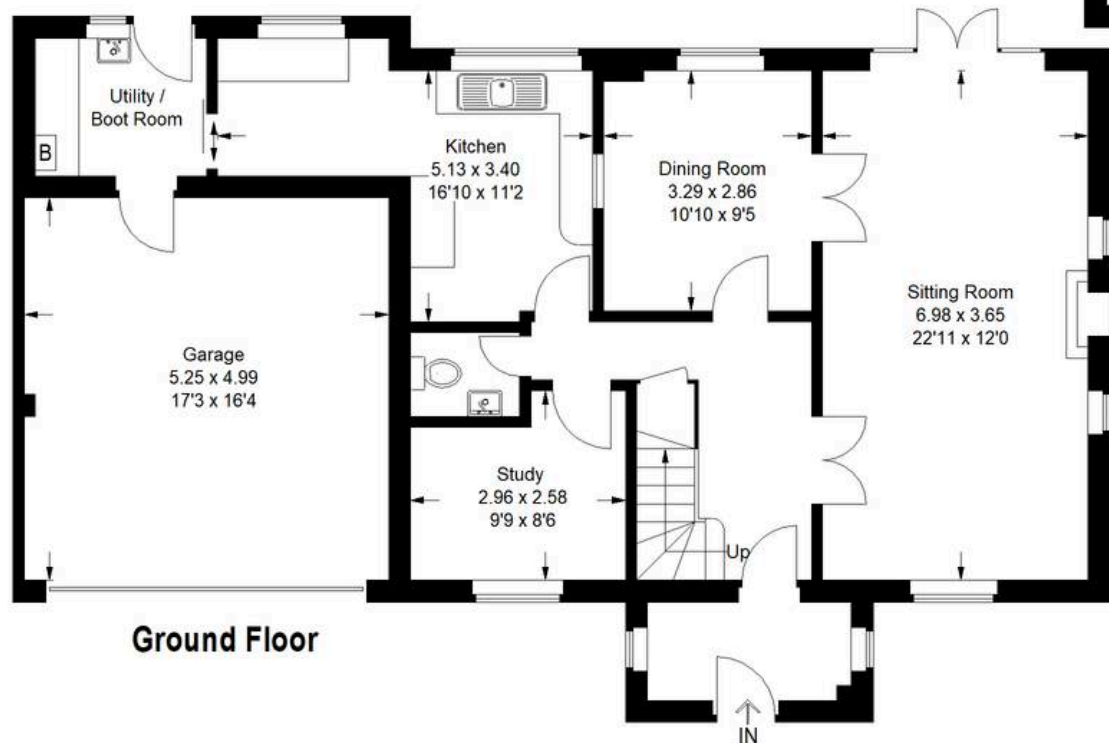
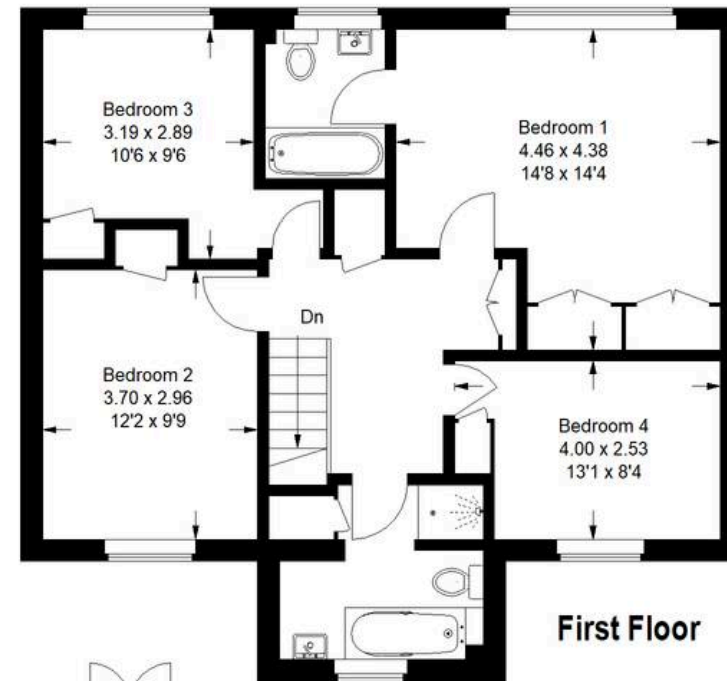
Situated on a large garden plot in the heart of this popular Surrey village, Tillbrook House offers great potential to update and improve. The accommodation currently comprises of a detached home with accommodation arranged over two floors with a welcoming reception hall, bright and airy triple aspect 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.





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



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.



Roger Coupe Estate Agent

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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.