



3 The Paddock Gadbridge Lane, Ewhurst
£800,000



ROGER COUPE
your local property experts

ESTATE AGENT
Est. 1991

3 The Paddock Gadbridge Lane

Ewhurst

- Cul-de-sac of just three houses
- Three Reception Rooms
- Double garage
- No chain
- Good size garden with southerly aspect
- Detached, family home
- Five Bedrooms
- Two Bathrooms

A substantial five bedroom detached, family home situated in a small cul-de-sac of three properties in this popular village location. The property has a most welcoming reception hall with sitting room with conservatory off, dining room, kitchen/breakfast room, utility room, study and cloakroom on the ground floor. Stairs rise to the first floor where there are five bedrooms including a principal bedroom with ensuite bathroom and a family bathroom completes the first floor. Outside, there is plenty of driveway parking leading to a detached double garage. There are open plan front gardens with lawns and flower beds. Side access to the rear garden which is a lovely feature of the property, being of good size extending to the side and rear of the property, being mainly laid to lawn with flower and shrub borders in and around, all enjoying a southerly aspect.

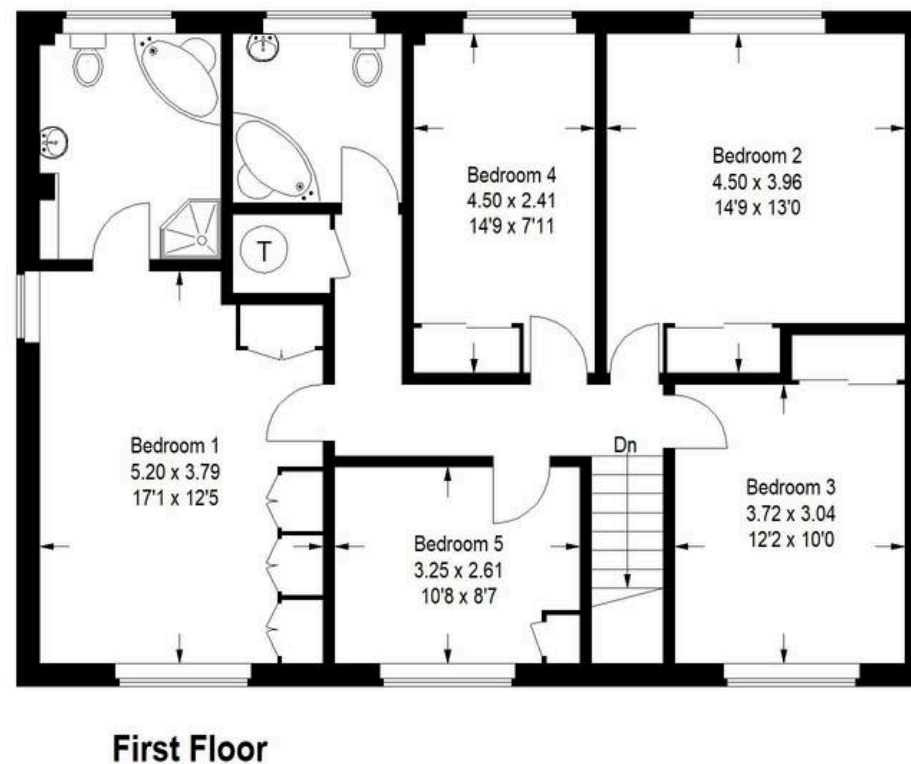
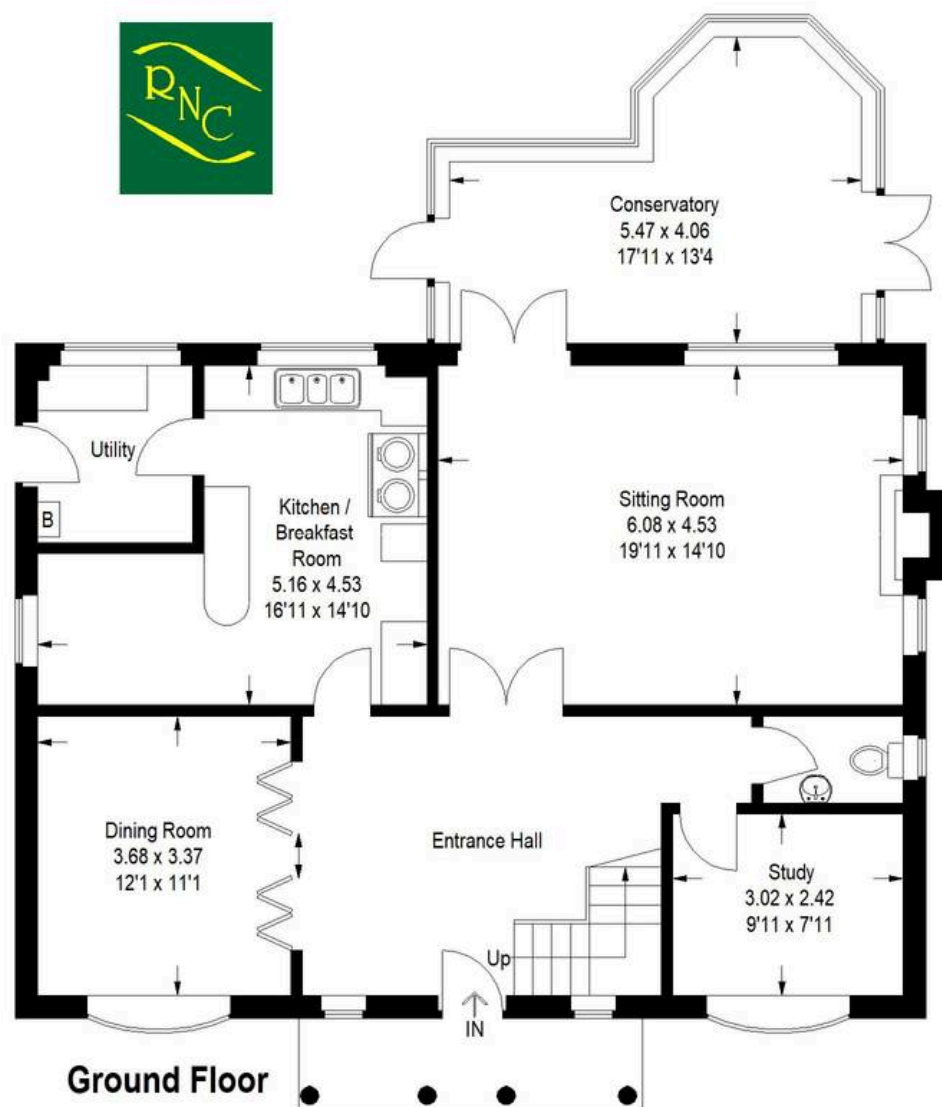
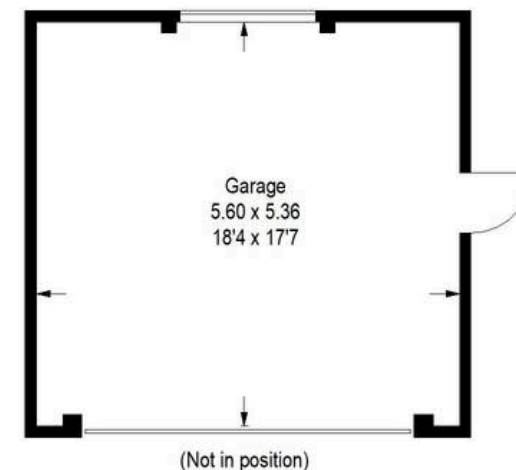
Council Tax band: G - EPC Rating: E - Freehold



The Paddock, Gadbridge Lane, Ewhurst



Approximate Gross Internal Area
 Ground Floor = 115.2 sq m / 1240 sq ft
 First Floor = 95.6 sq m / 1029 sq ft
 Garage = 30 sq m / 323 sq ft
 Total = 240.8 sq m / 2592 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

Roger Coupe Estate Agent, 151 High Street - GU6 8BB

01483268555 • housesales@rogercoupe.com • www.rogercoupe.com



For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and 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.