



Silverdale
Horsham Lane, Ewhurst, GU6 7SW
Offers over £700,000 Freehold

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**ESTATE AGENT**
Est. 1991

*** Detached two/three bedroom bungalow * Just over 2 Acres of garden and woodland * Semi rural location *
Potential to update and improve * Gas fired heating * Various outbuildings * Southerly aspect * EPC Rating: E ***

A detached two/three bedroom bungalow situated in this desirable semi-rural edge of village location on a large plot of approximately 2.1 acres. The property benefits from two vehicular accesses, the entrance to the front and a rear access via the neighbouring track providing ample parking to the rear. The plot comprises a narrower front garden however expands out to the rear with good sized grounds which then extend into woodlands where there are a number of outbuildings. The accommodation currently comprises of a large open plan lounge/dining room, kitchen, two bedrooms and a bathroom and large boot room/utility. There is a loft room/bed3 having skylight and access to attic space. The property is now in a dated order and would benefit from modernisation or indeed redevelopment, subject to the usual planning consents. The grounds are a true delight with large expanses of lawns, having mature flower and shrub borders in and around and footpaths that meander into the woodland making for a delightful tranquil setting. We highly recommend a visit to fully appreciate the superb setting and the potential on offer.

Cranleigh is an attractive and vibrant village ideally positioned at the foot of the Surrey Hills, being approximately 20 minutes equidistant from the neighbouring towns of Guildford, Godalming, Horsham and Dorking. London Waterloo can be reached by rail from Guildford with a direct service taking just 42 minutes. Said to be the largest village in England, Cranleigh has so much to offer with numerous independent and national shops including Rawlings Butchers, Cranleigh Fish, Celebration Cakes, 140 Fashion store, M&S Food Hall, Sainsburys, Co-Op, Boots, Superdrug and the Handymans Store. Fountain Square is the centre of Alfresco entertainment and dining provided by the Richard Onslow pub/boutique hotel, Browns Gin & Tea bar, Pizza Express and Yangaz Café. There is also a Thursday market in Village Way car park. Leisure facilities are well provided for with numerous clubs and societies including Cranleigh Golf and Leisure Club, football, rugby and cricket clubs and Leisure Centre with indoor pool, gym and squash courts. Lovely countryside surrounds the village, perfect for country walks and horse-riding pursuits. The Downs Link footpath and bridleway passes to the west of the High Street and follows the route of the old railway line between Guildford and Shoreham.

~ Accommodation ~

**Ground Floor ~ Entrance Hallway ~ Bedroom One: 13' 6" x 12' 3" (4.11m x 3.74m) ~ Bedroom Two: 12' 3" x 9' 11" (3.74m x 3.02m) ~ Bathroom
Sitting Room/Dining Room: 18' 0" x 16' 7" (5.48m x 5.05m) ~ Kitchen: 16' 6" x 7' 5" (5.02m x 2.26m) ~ Boot/Utility Room: 12' 11" x 11' 2" (3.93m x 3.40m)**

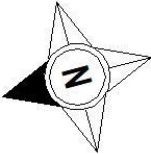
First Floor: Loft Room 12' 3" x 10' 6" (3.74m x 3.20m) ~ Services: Private drainage, gas fired heating, mains water and electricity.

Directions: From our office turn left into the High Street and proceed to the second mini roundabout. Bear left into the Ewhurst Road and follow the road to Ewhurst village turning right into Gadbridge Lane and then again right onto Horsham Lane continuing for approximately a couple of miles and the property can be found on the 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.

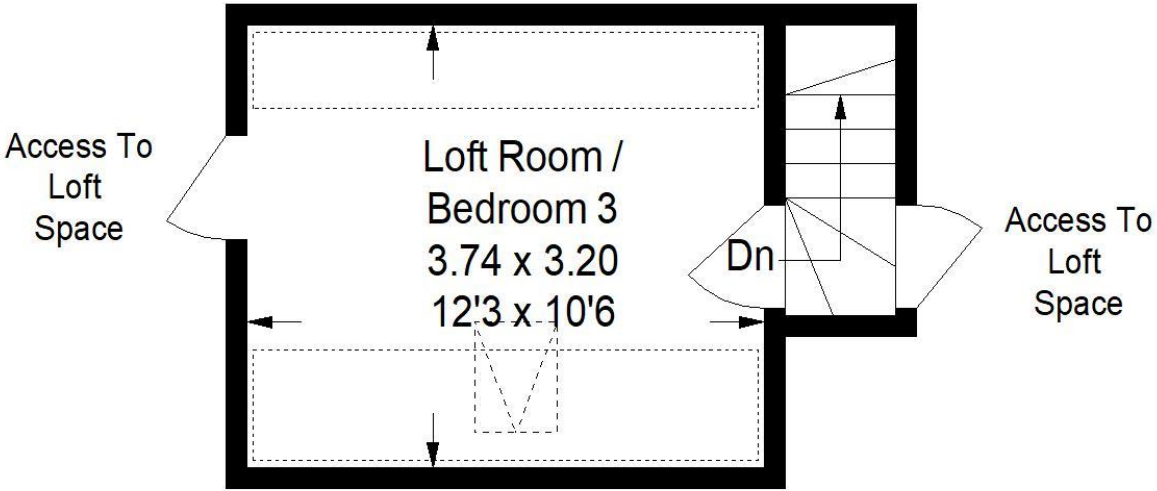
Local Authority: Waverley Borough Council. **Tax Band:** F

Silverdale, Horsham Lane

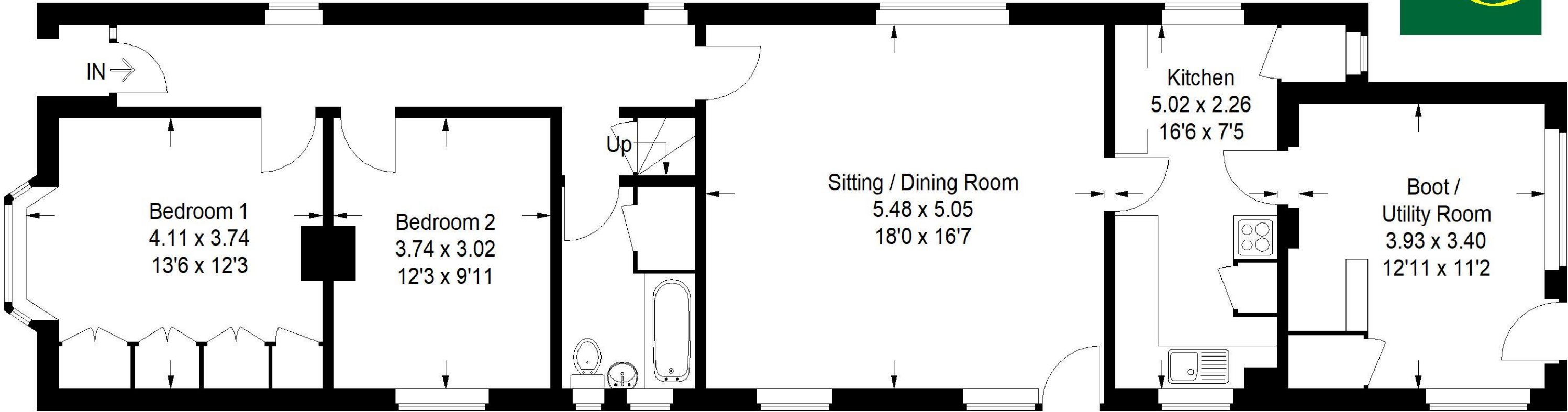


Approximate Gross Internal Area
 Ground Floor = 100.8 sq m / 1085 sq ft
 First Floor = 14.0 sq m / 151 sq ft
 Total = 114.8 sq m / 1236 sq ft

 = Reduced headroom below 1.5 m / 5'0



First Floor



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.



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