

3 Oxmead Street, Ewhurst

£779,950

ROGER COUPE ESTATE AGENT
your local property experts
Est.1991







3 Oxmead Street

Ewhurst

Ewhurst is a lovely, semi-rural village nestled at the base of the beautiful Surrey Hills just a few miles north east of Cranleigh. Its population of 2,500 have access to an array of amenities including a well-run general store, medieval church, recently updated pub, village club and a variety of independent retailers including a hairdresser, beauty shop and vet practice. The village has a play group, pre-school and infant school as well as a range of private and state schools in nearby villages. These include Duke of Kent School in Peaslake, Hurtwood House School, Cranleigh School and Glebelands High. It has a range of sports and social clubs with local playing fields and is generally a wonderful area for pursuing outdoor activities such as walking, horse riding and mountain biking. Nearby (just 4.5 miles) Ockley Train Station provides convenient access up to London Victoria. Other mainline stations can be found in Guildford, Dorking or Horsham.
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

3 Oxmead Street

A particularly well presented detached home with attractive part tile hung elevations situated on this small exclusive development built by Croudace Homes in 2024. The property sits on a wide corner plot with lovely aspects to the front over nearby farmland and the small development enjoys high levels of green spaces giving the feeling of a non development location. The accommodation is arranged over two floors with a welcoming reception hall, double aspect sitting room, double aspect family room/study, an impressive double aspect kitchen/dining room and cloakroom completing the ground floor. On the first floor there are three double sized bedrooms, with all bedrooms having ensuite bathrooms. Outside, the property has driveway parking for two cars leading to a single detached garage with EV charging point. The rear garden which has been nicely landscaped having paved patio leading onto lawns with timber decked area enjoying the evening westerly aspect. The property's boundaries are formed by a combination of fencing and established shrubs providing high levels of privacy. The property features gas fired heating and solar panels providing supplementary electricity. There is a communal play area with super aspects over the farmland. We highly recommend a visit to fully appreciate the super accommodation on offer.

- Attractive detached home
- Three double bedrooms
- Three bathrooms
- Impressive open plan kitchen/dining room
- Aspects to the front over nearby farmland
- Driveway parking and detached garage

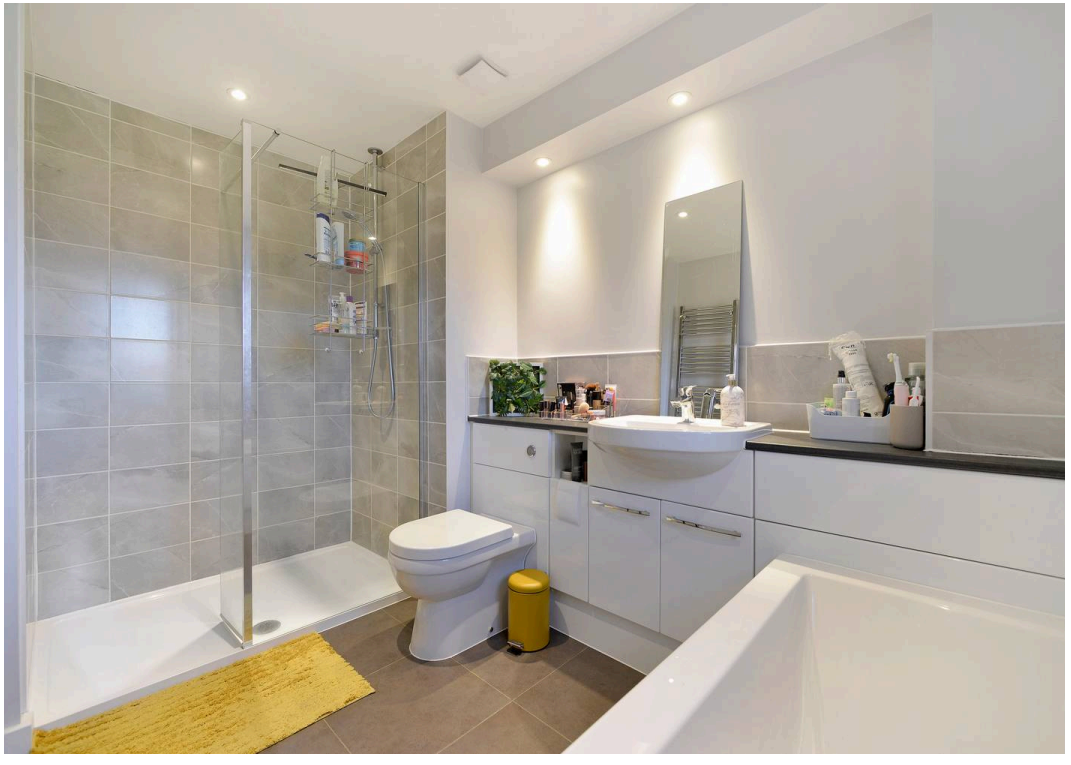






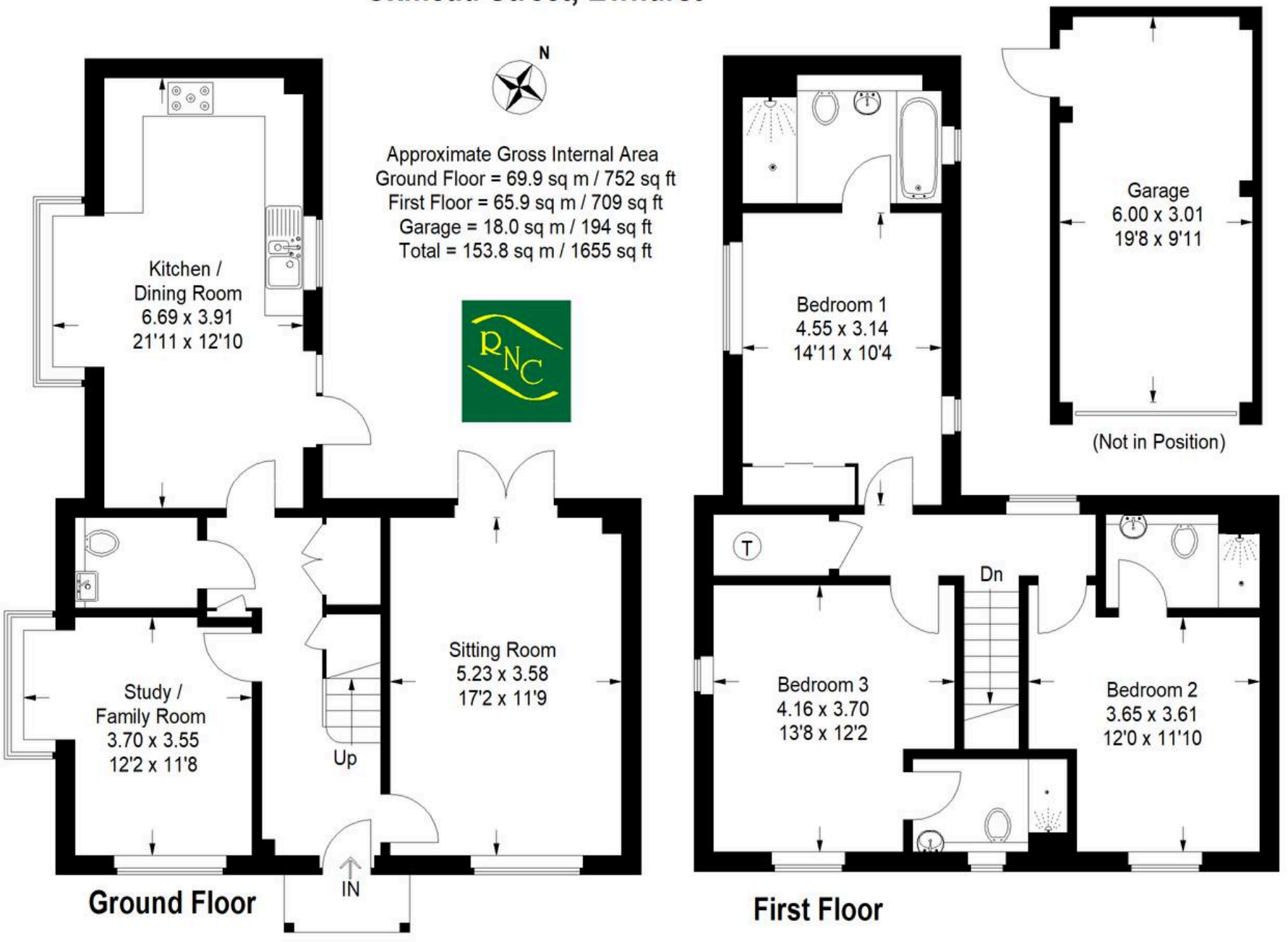








Oxmead Street, Ewhurst



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.