



Buildings Bungalow, Ewhurst GU6 7RW

Guide Price £850,000



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ESTATE AGENT
Est. 1991



Buildings Bungalow Gadbridge Lane

- Unique detached three bedroom property
- 1600sqft of outbuildings including a large garage/workshop.
- Three bedrooms, Two bathrooms, Two reception rooms
- Underfloor heating to ground floor
- Southerly views over farmland.
- Car enthusiasts paradise
- No onward chain

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.



Buildings Bungalow

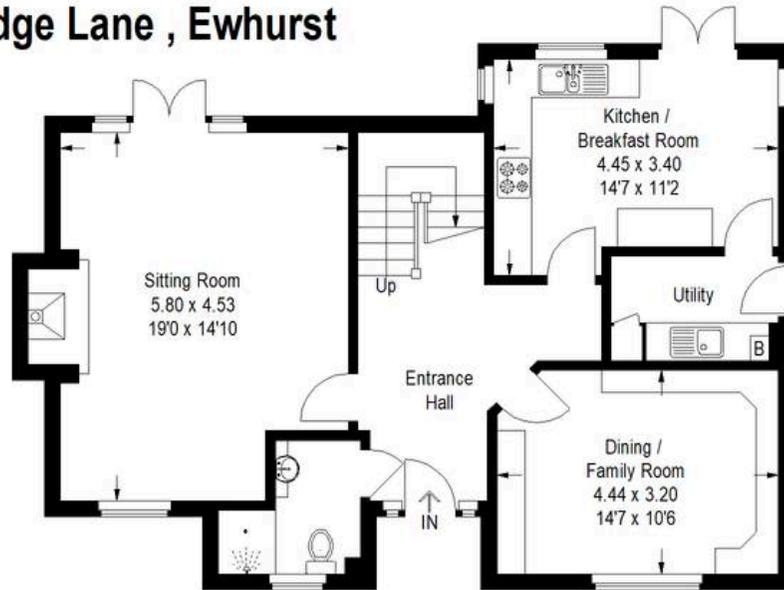
A unique opportunity to acquire a detached three bedroom home situated on a bright and sunny garden plot enjoying a sunny aspect over adjoining farmland with the added benefit of a substantial 1,600 sq ft garage/workshop. The property itself comprises of a Potton designed dormer style home built approximately 23 years ago. The accommodation is arranged over two floors and provides an adaptable arrangement of rooms, having a welcoming reception hall, double aspect sitting room with fireplace and wood burning stove, dining/family room with fitted bookshelves, kitchen/breakfast room, utility room and ground floor shower/cloakroom. Stairs rise to the first floor where there are three good sized bedrooms with a double aspect principle bedroom with fitted wardrobe cupboards, bedroom two with built in wardrobe cupboard and adjoining cupboard off the landing that could be converted into an ensuite facility. A family bathroom completes the first floor. The property benefits from underfloor heating to the ground floor. Outside, the property sits on a particularly wide garden plot with this exceptional garage/workshop, ideal for a car collector or substantial hobbies room. There are two further outbuildings that will make for wonderful workshops. We highly recommend a visit to fully appreciate this unique offering and the property is offered for sale with no onward chain. Council Tax band: G, EPC: C

Tenure: Freehold

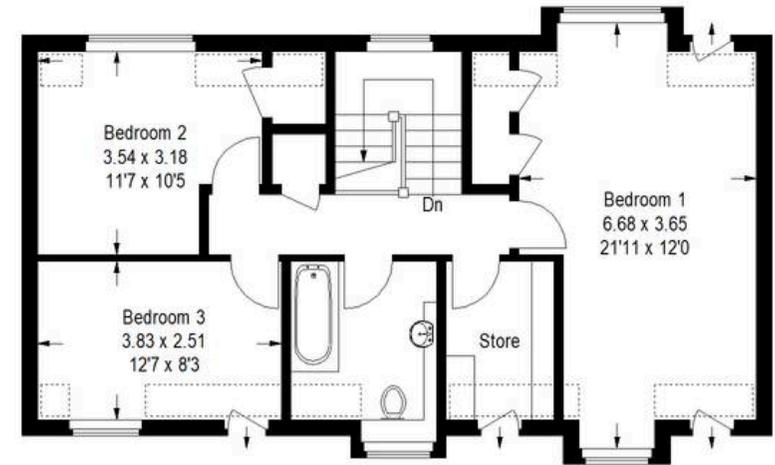




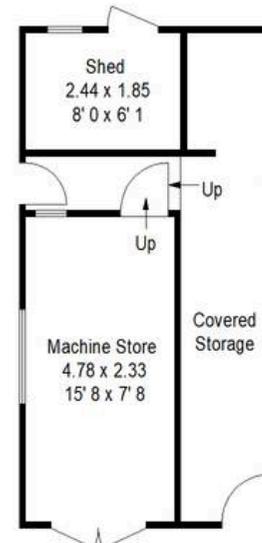
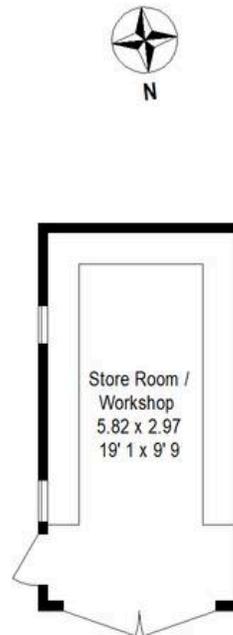
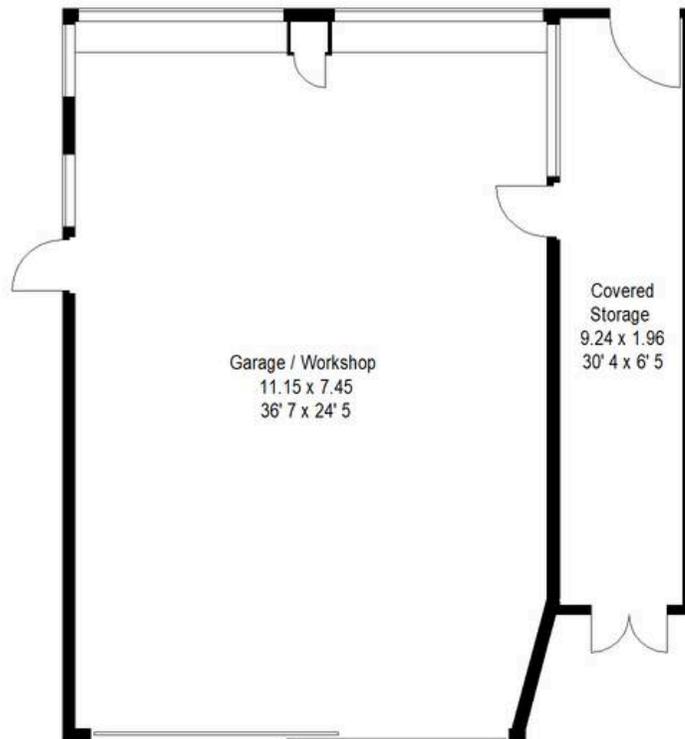
Gadbridge Lane , Ewhurst



Ground Floor



First Floor



Approximate Gross Internal Area
 Ground Floor = 80.1 sq m / 862 sq ft
 First Floor = 68.0 sq m / 732 sq ft
 Total = 148.1 sq m / 1594 sq ft

Outbuildings = 149.2 sq m / 1606 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.

(Outbuildings not in position)

= Reduced headroom below 1.5 m / 5'0"



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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.