



# MAPLEDRAKES CLOSE, EWHURST

BEHIND THE UNASSUMING EXTERIOR OF BRIONY OAK LIES A SURPRISINGLY SPACIOUS FOUR-BEDROOM HOME WITH OPEN-PLAN LIVING, PRIVATE 1/3ACRE GARDENS, DOUBLE GARAGE, DRIVEWAY AND PARKING. ENJOY WONDERFUL PRIVACY, GARDEN VIEWS AND THE SURREY HILLS ON YOUR DOORSTEP.

# PROPERTY FEATURES

## HOUSE

THERE ARE SOME HOMES THAT SIMPLY DON'T REVEAL THEMSELVES FROM THE OUTSIDE - AND BRYONY OAK IS ONE OF THEM. TUCKED AWAY IN MAPLEDRAKES CLOSE, THIS WELL-MAINTAINED FOUR-BEDROOM HOME OFFERS A WONDERFUL COMBINATION OF SPACE, PRIVACY AND A RELAXED VILLAGE LIFESTYLE, WITH AN INTERIOR THAT IS MORE IMPRESSIVE THAN YOU MIGHT EXPECT FROM FIRST APPEARANCES.

STEP THROUGH THE FRONT DOOR AND THE HOUSE IMMEDIATELY OPENS UP INTO ONE OF ITS REAL HIGHLIGHTS: A FANTASTIC OPEN-PLAN SITTING AND KITCHEN AREA. THIS GENEROUS SPACE HAS BEEN CREATED AND MODIFIED BY THE CURRENT OWNER AND GIVES THE PROPERTY A DISTINCTLY INDIVIDUAL FEEL, PROVIDING A SOCIABLE HEART TO THE HOME WHERE EVERYDAY FAMILY LIFE AND ENTERTAINING CAN HAPPEN EFFORTLESSLY.

THE KITCHEN IS COMPLEMENTED BY A PARTICULARLY USEFUL UTILITY ROOM, CLEVERLY KEEPING WASHING MACHINES AND OTHER LESS ATTRACTIVE HOUSEHOLD APPLIANCES TUCKED AWAY AND LEAVING THE MAIN LIVING SPACE FEELING CLEAN AND UNCLUTTERED.

THERE ARE FOUR BEDROOMS, WITH THREE GOOD-SIZED DOUBLES AND A FURTHER SINGLE BEDROOM. BUILT-IN WARDROBES IN 3 OF THE BEDROOMS, PROVIDE EXCELLENT STORAGE, WHILE THE PRINCIPAL BEDROOM ENJOYS ITS OWN ENSUITE SHOWER ROOM, RECENTLY FITTED WITH A NEW SHOWER.

ONE OF THE LOVELY FEATURES OF THE HOUSE IS THE OUTLOOK. FROM VIRTUALLY EVERY WINDOW, THE VIEW IS ACROSS THE PROPERTY'S OWN GARDEN, CREATING A WONDERFUL SENSE OF PRIVACY AND BRINGING THE GREENERY OF THE GARDEN INTO THE HOME. THE ONLY EXCEPTION IS THE PROPERTY'S SMALL HIDDEN TERRACE SPACE, TUCKED AWAY OFF THE KITCHEN WHICH OFFERS A LOVELY PRIVATE SPOT TO SIT AND ENJOY VIEWS ACROSS THE ROOFTOPS OF EWHURST. IT IS THE SORT OF SPACE YOU MIGHT EASILY MISS ON A FIRST VISIT, BUT ONE THAT ADDS ANOTHER LAYER OF CHARM TO THIS UNUSUAL HOME AND IS WELL USED BY THE CURRENT OWNERS.

BRYONY OAK IS THEREFORE A HOME THAT OFFERS SOMETHING RATHER DIFFERENT: PRIVACY WITHOUT ISOLATION, A SURPRISINGLY SPACIOUS INTERIOR, A WONDERFUL OPEN-PLAN LIVING SPACE, GENEROUS PARKING AND GARAGING, AND A SUBSTANTIAL, LEVEL GARDEN WITH ENORMOUS POTENTIAL.

IT IS A PROPERTY THAT REALLY NEEDS TO BE VIEWED TO APPRECIATE WHAT LIES BEYOND THE FRONT DOOR.

## OUTSIDE

A PRIVATE DRIVEWAY PROVIDES PARKING AND LEADS TO A DOUBLE GARAGE, OFFERING EXCELLENT STORAGE AND PRACTICAL SPACE FOR VEHICLES, BIKES AND OUTDOOR EQUIPMENT.

THE PROPERTY OCCUPIES A PLOT OF APPROXIMATELY 1/3 ACRE, WITH AN LARGE LEVEL LAWN ENCLOSED BY MATURE HEDGING. THE GARDEN IS WONDERFULLY PRIVATE AND, IMPORTANTLY, PROVIDES AN EASY-TO-MAINTAIN OUTDOOR SPACE THAT CAN BE ENJOYED IMMEDIATELY. FOR THOSE WITH GREEN FINGERS, HOWEVER, IT IS ALSO A FANTASTIC BLANK CANVAS - AN OPPORTUNITY TO CREATE SOMETHING TRULY SPECIAL, WHETHER THAT MEANS BEAUTIFUL BORDERS, A KITCHEN GARDEN, CHILDREN'S PLAY AREAS OR SIMPLY AN EXCEPTIONAL ENTERTAINING GARDEN.



## THE AREA

EWHURST IS A QUINTESSENTIAL SURREY VILLAGE, SITUATED AT THE FOOT OF THE SURREY HILLS AND SURROUNDED BY SOME OF THE COUNTY'S MOST BEAUTIFUL COUNTRYSIDE. THE VILLAGE HAS A STRONG COMMUNITY FEEL AND OFFERS MANY OF THE EVERYDAY AMENITIES THAT MAKE VILLAGE LIFE SO APPEALING, INCLUDING EWHURST C OF E INFANT SCHOOL, A VILLAGE SHOP, ST PETER AND ST PAUL'S CHURCH, A VILLAGE HALL, CRICKET CLUB AND A GREAT PUB.

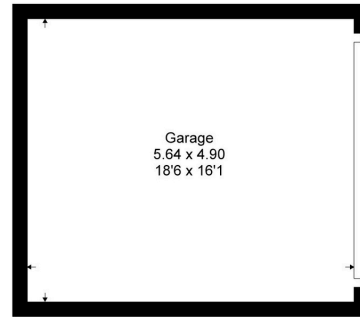
FOR THOSE WHO ENJOY THE OUTDOORS, THE LOCATION IS PARTICULARLY APPEALING. THE SURROUNDING SURREY HILLS PROVIDE AN EXCEPTIONAL NETWORK OF COUNTRYSIDE WALKS, BRIDLEWAYS AND CYCLING AND MOUNTAIN-BIKING ROUTES, WITH MILES OF OPEN COUNTRYSIDE TO EXPLORE FROM THE VILLAGE.

DESPITE ITS PEACEFUL RURAL SETTING, EWHURST IS ALSO WELL PLACED FOR ACCESS TO THE LARGER CENTRES OF CRANLEIGH (10 MINS), HORSHAM (15MINS), DORKING (15 MINS) AND GUILDFORD (30MINS).





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

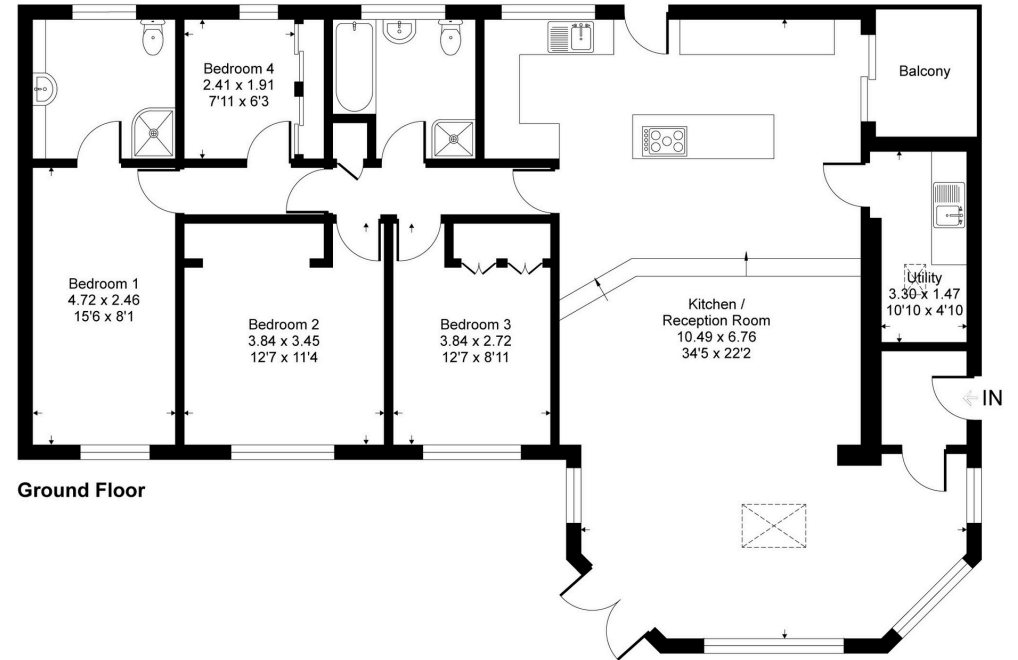


## Mapledrakes, GU6

Approximate Gross Internal Area = 134.7 sq m / 1451 sq ft

Approximate Garage Internal Area = 27.5 sq m / 297 sq ft

Approximate Total Internal Area = 162.2 sq m / 1748 sq ft



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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## PROPERTY INFORMATION

- **COUNCIL TAX:** WAVERLEY DISTRICT COUNCIL, BAND G
- **SERVICES:** MAINS GAS AND DRAINAGE
- **TENURE:** FREEHOLD

TO ARRANGE A VIEWING OR FOR MORE INFORMATION CALL REBECCA **07464 043045**