



1, Larkfield, Ewhurst, GU6 7QU
Asking Price: £360,000 Freehold

*** Well presented two bedroom home * Sitting room with fireplace * Modern fitted kitchen * Refitted bathroom *
Gas fired heating and double glazed windows * Parking space * Vacant possession * EPC Rating: C ***

An end terrace two bedroom home built by Berkeley Homes in the 1990s enviably situated at the beginning of the development overlooking an open grassed area and pond. There is an entrance hall, fitted kitchen with gas fired boiler, good sized lounge/dining room which is double aspect with a bay window overlooking the pond, open fire and double doors leading to a conservatory. Stairs rise to the first floor where there is a double bedroom with fitted wardrobe cupboards, second bedroom and refitted bathroom. Outside, there is a paved rear garden with gate providing rear access leading to a parking space. The property is offered for sale with vacant possession.

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 an 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.

~ Accommodation ~

**Ground Floor: ~ Entrance Hall: ~ Kitchen: 9' 11" x 5' 6" (3.01m x 1.68m) ~ Sitting/Dining Room: 15' 10" x 11' 11" (4.82m x 3.62m) ~
Conservatory: 9' 0" x 8' 2" (2.75m x 2.49m) ~ First Floor: ~ Bedroom One: 11' 11" x 9' 8" (3.62m x 2.94m) ~ Bedroom Two: 11' 11" x 8' 6" (3.62m x 2.59m) ~
Bathroom: ~ Management charge: Aprrox £240pa**

Directions:

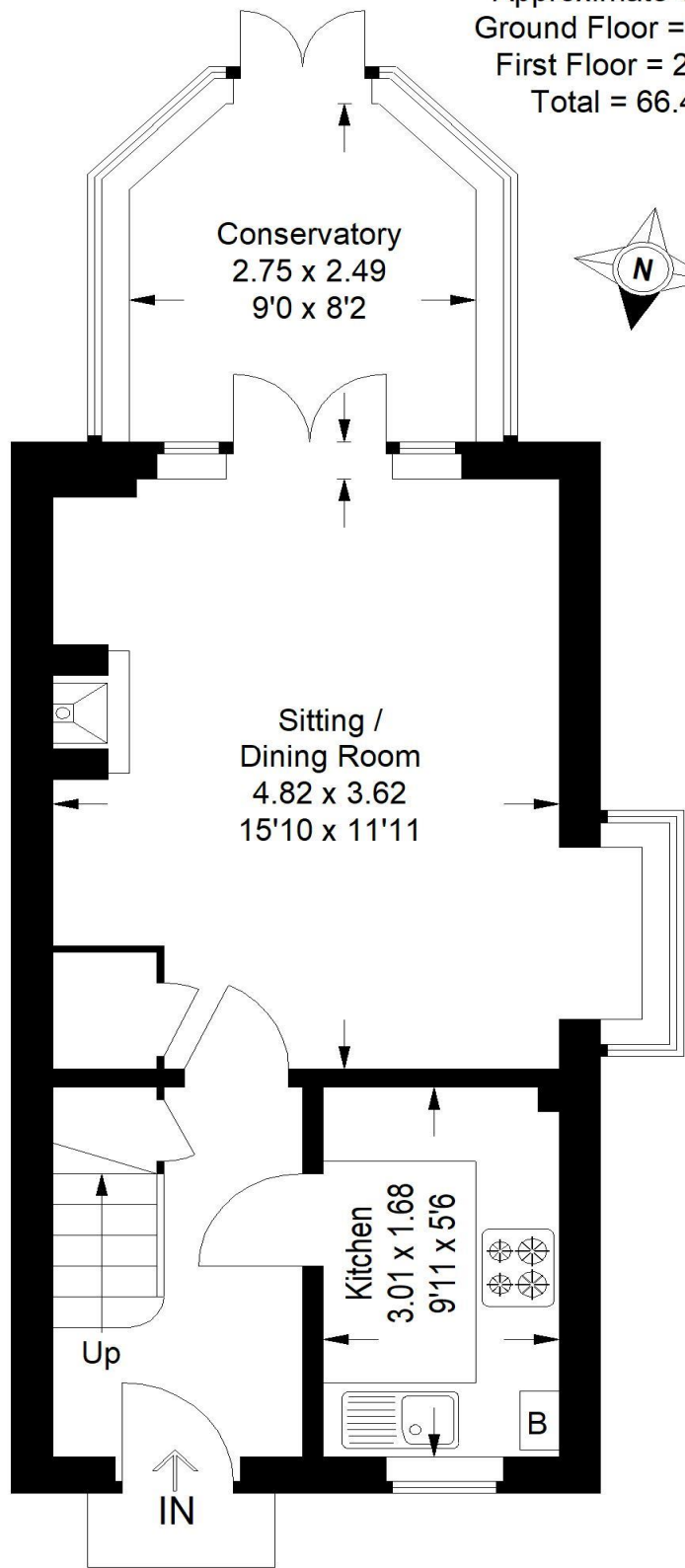
From our office turn left into the High Street and proceed to the second mini roundabout. Take the Ewhurst Road and continue for approximately two and a half miles. At the sharp left hand bend, turn right towards The Green, signposted Walliswood, and then take the first left into Larkfield and Number 1 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.

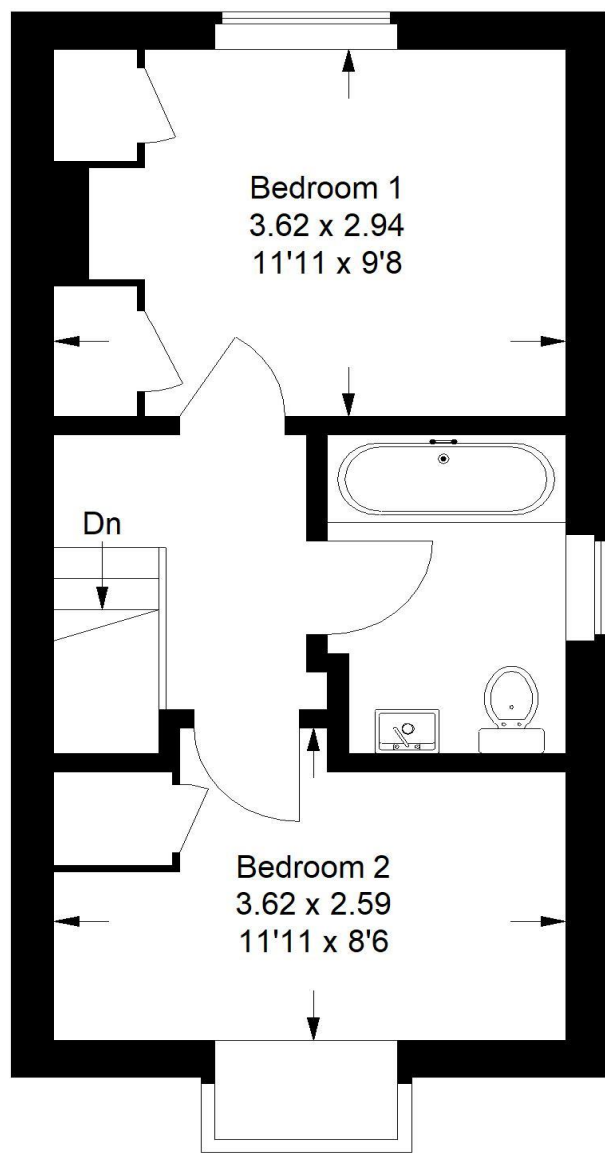
Local Authority: Waverley Borough Council. **Tax Band:** D

Larkfield, Ewhurst

Approximate Gross Internal Area
Ground Floor = 37.4 sq m / 402 sq ft
First Floor = 29.0 sq m / 312 sq ft
Total = 66.4 sq m / 714 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.



Ground Floor

First Floor





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