



Blair Cottage
The Green, Ewhurst, GU6 7RR
Asking Price: £525,000 Freehold

*** Character semi-detached cottage * Two double bedrooms * Loft room/Bedroom 3 * Sitting room with open fire *
Situated just off The Green * Pretty cottage garden * Driveway parking * * EPC Rating: D ***

A pretty semi detached cottage pleasantly situated just off the Cricket Green on the semi rural edge of this popular Surrey village. The property over the years has been extended to provide a spacious arrangement of accommodation which is arranged over three floors having a welcoming entrance porch leading to a double aspect front sitting room with log burning stove, dining room, fitted kitchen, utility room and a refitted ground floor shower/cloakroom, completing the ground floor. On the first floor there is a double aspect principal bedroom with en-suite WC, second double bedroom and good size refitted family bathroom. Stairs to the top floor where there is a further loft room/bedroom three. The property benefits from double glazed windows and gas fired heating with recently refitted gas fired boiler. Outside there is a pretty and well stocked cottage garden with gravel driveway providing parking, large timber summer house/garden store. There is a very useful lean to covered area overlooking the garden. We highly recommend a visit to fully appreciate the accommodation on offer.

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 general store, medieval church 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, a polo club and a wonderful area for pursuing outdoor activities. Mainline stations are available in Guildford or Dorking.

~ Accommodation ~

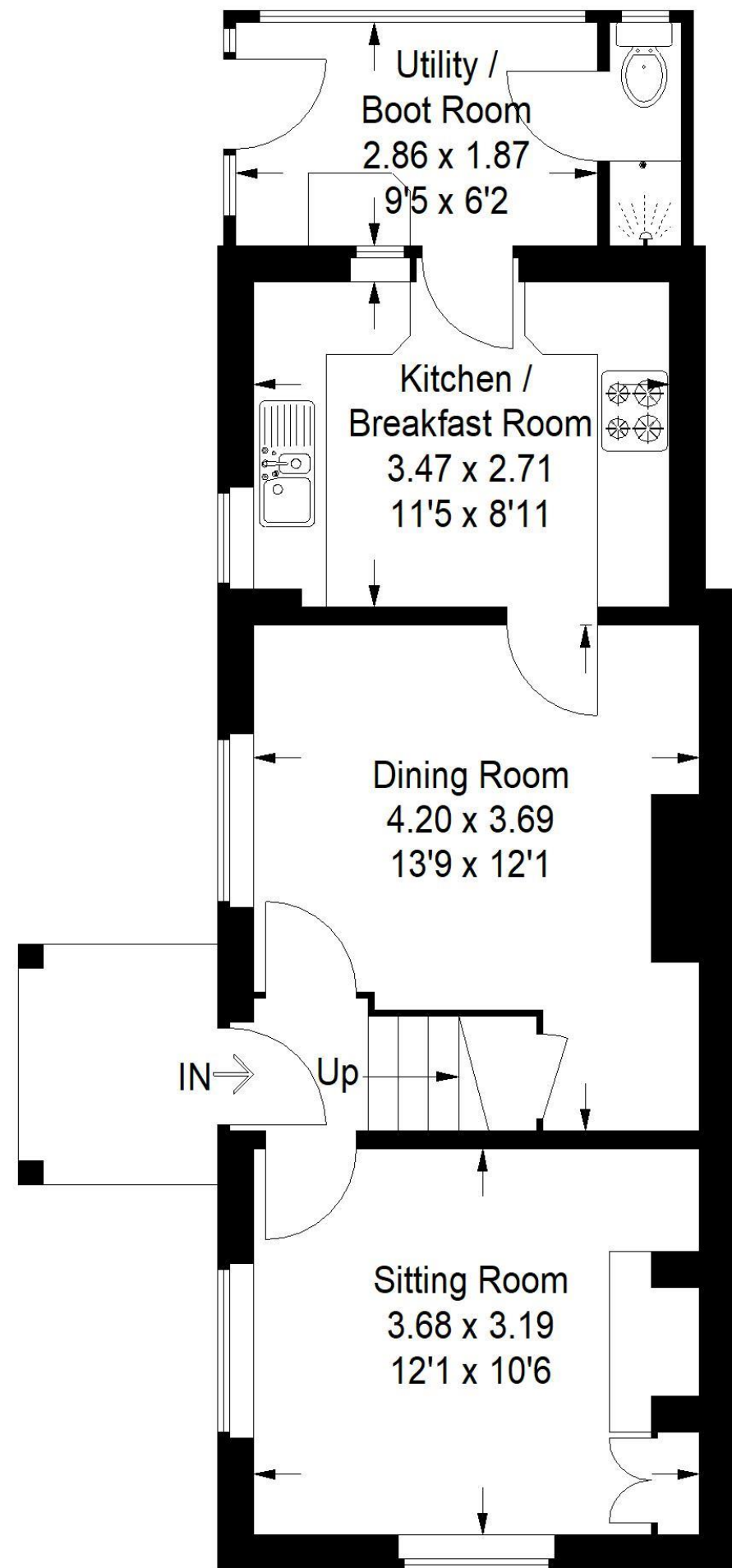
Ground Floor:- ~ Entrance Porch ~ Entrance Hall ~ Sitting Room: 12' 1" x 10' 6" (3.68m x 3.19m) ~ Dining Room: 13' 9" x 12' 1" (4.20m x 3.69m) ~ Kitchen/Breakfast Room: 11' 5" x 8' 11" (3.47m x 2.71m) ~ Utility/Boot Room: 9' 5" x 6' 2" (2.86m x 1.87m) ~ First Floor:- ~ Bedroom One: 12' 3" x 10' 6" (3.73m x 3.21m) ~ En-Suite Cloakroom: ~ Bedroom Two: 13' 9" x 8' 5" (4.20m x 2.56m) ~ Family Bathroom ~ Second Floor:- ~ Bedroom Three/Loft Room: 15' 11" x 12' 3" (4.86m x 3.73m) ~ Outside:- ~ Parking ~ Gardens ~ Services:- All services connected ~

Directions:

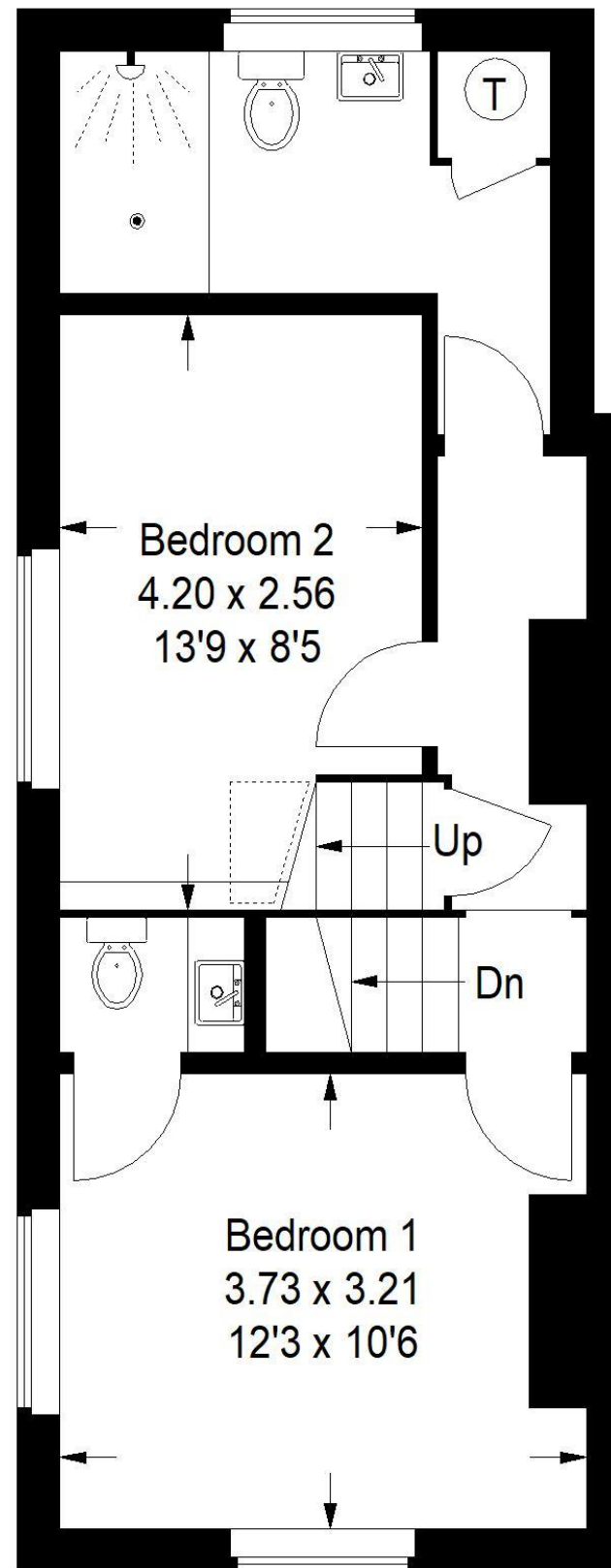
From our office turn left into the High Street and proceed to the second mini roundabout. Take the Ewhurst Road and continue for approximately two and a half miles. Turn right into Gadbridge Lane, just before entering the village and at the T junction turn right onto The Green. Continue past the Cricket Green and Blair Cottage will be found after a short distance 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.

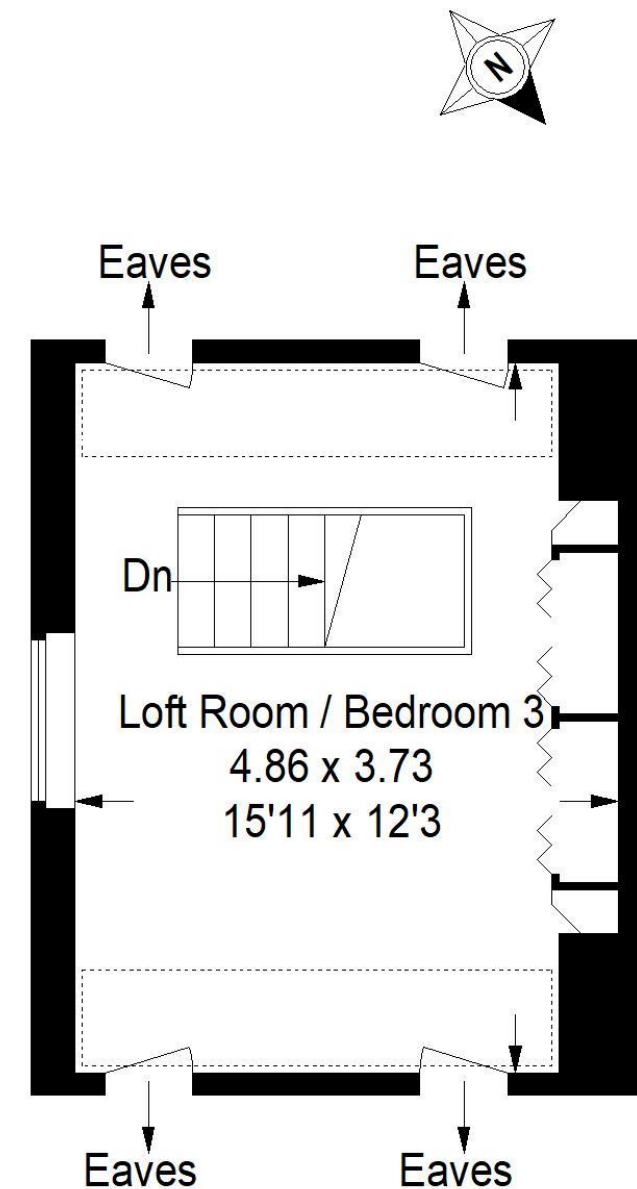
Local Authority: Waverley Borough Council.**Tax Band:** D




Ground Floor



First Floor

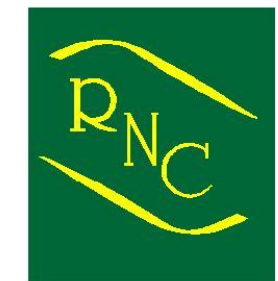


Second Floor

 = Reduced headroom below 1.5 m / 5'0

The Green, Ewhurst

Approximate Gross Internal Area
 Ground Floor = 45.8 sq m / 493 sq ft
 First Floor = 37.8 sq m / 407 sq ft
 Second Floor = 17.9 sq m / 193 sq ft
 Total = 101.5 sq m / 1093 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.



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