



The Rowans,
2a Broomers Lane, Ewhurst, GU6 7RD
Asking Price: £784,000 Freehold

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ESTATE AGENT
Est. 1991

*** Spacious individual detached home * Four bedrooms * Two bathrooms ***
*** Three reception rooms * Plenty of off road parking ***
*** Garage/Store * EPC Rating: C ***

Spacious, individually designed and built detached family home situated in the heart of this popular Surrey village. The property is approached by a good sized gravel driveway leading to a garage/store. There is a covered porch leading to a reception hall with study, cloakroom and large kitchen/dining room off. There is a spacious 21 ft lounge that opens onto a good sized conservatory with separate utility room off. Stairs rise to the first floor landing where there is a master bedroom with ensuite bathroom, three further bedrooms with bedroom four currently set up as a dressing room with a comprehensive range of fitted wardrobe cupboards and a family bathroom completes the first floor. There is access to a very large roof space which has great potential for either conversion subject to planning consents or provides a superb storage area. Outside, the rear garden extends to the rear and side of the property with the rear garden being paved with Indian Sandstone paving which then extends to areas of lawn with shrub borders around. At the end of the lane, there is the village playing fields providing a super open space for dog walking and children's play park. We highly recommend a visit to fully appreciate the property's location and 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 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: ~ Study: 8' 11" x 6' 6" (2.73m x 1.97m) ~ Cloakroom: ~ Kitchen/Dining Room: 21' 9" x 10' 0" (6.62m x 3.04m)
Sitting Room: 21' 1" x 11' 11" (6.42m x 3.62m) ~ Conservatory: 19' 7" x 8' 11" (5.98m x 2.73m) ~ Utility: 11' 6" x 6' 11" (3.51m x 2.12m)

First Floor: ~ Bedroom One: 12' 8" x 11' 11" (3.87m x 3.63m) ~ Ensuite: ~ Bedroom Two: 10' 11" x 10' 6" (3.32m x 3.19m)
Bedroom Three: 13' 9" x 10' 0" (4.18m x 3.05m) ~ Bedroom Four: 11' 11" x 7' 11" (3.63m x 2.42m) ~ Bathroom

Outside: ~ Garage/Store Room: 10' 3" x 9' 9" (3.13m x 2.98m)

Services: All mains services are connected.

Directions:

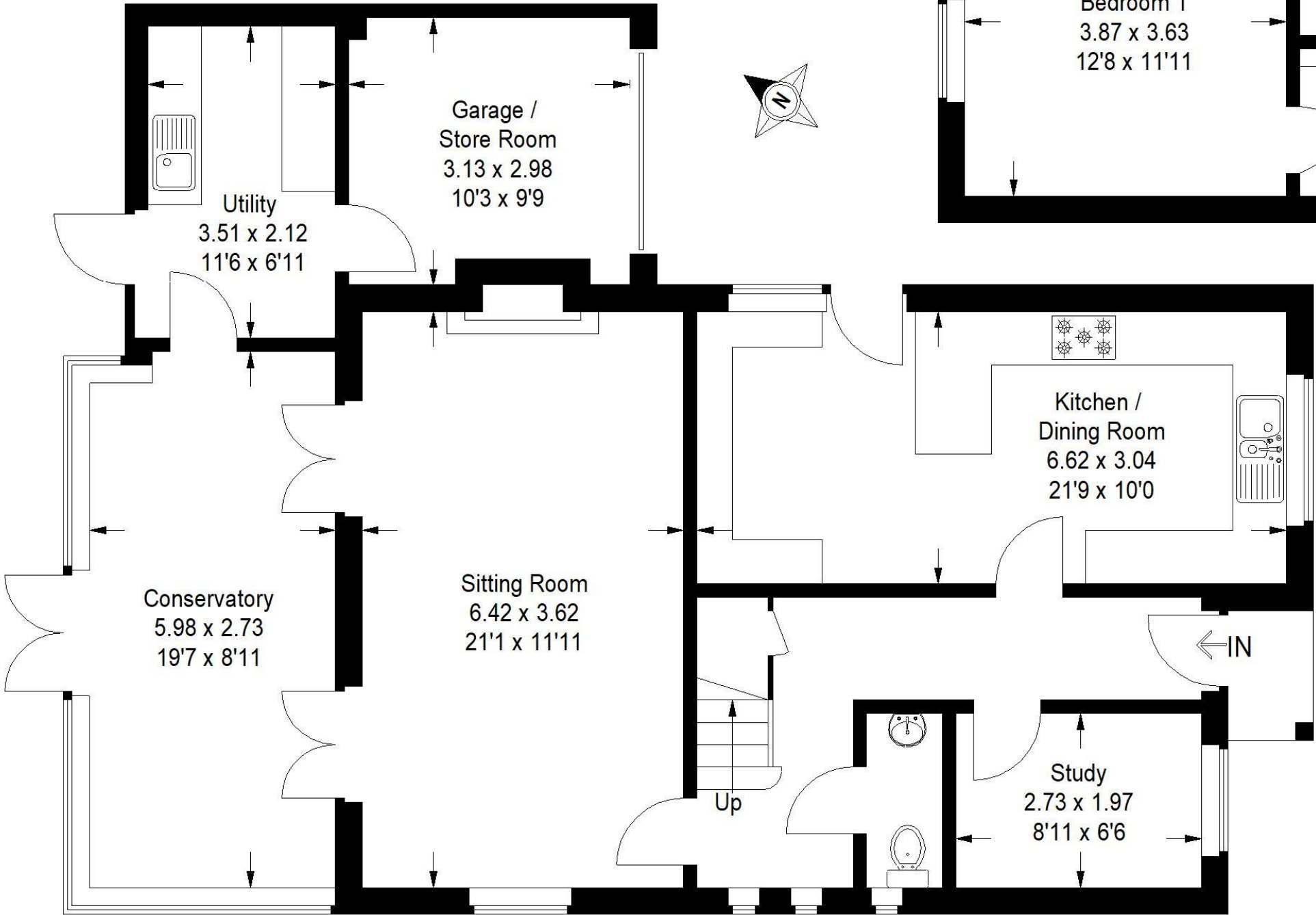
From our office turn left into the High Street and proceed to the second mini roundabout. Bear left into the Ewhurst Road and follow the road to Ewhurst village. Immediately after passing the Hazelbank Stores on the left, turn left into Broomers Lane and The Rowans can be found on the right hand side.

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.

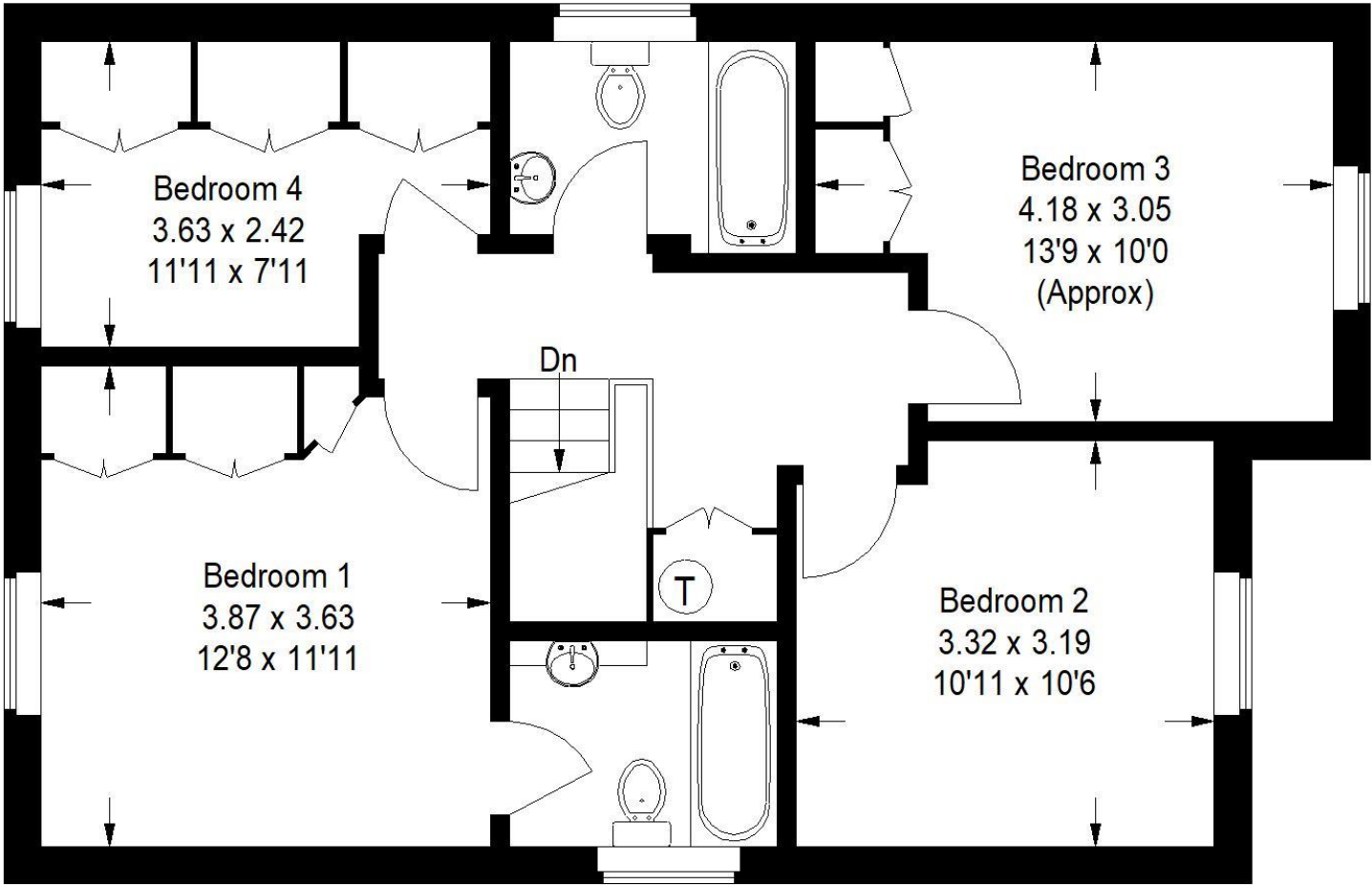
Local Authority: Waverley Borough Council. **Tax Band:** G

Broomers Lane, Ewhurst

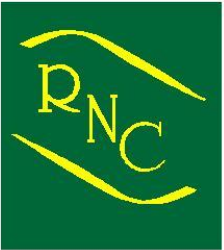
Approximate Gross Internal Area
Ground Floor (Including Garage) = 101.1 sq m / 1088 sq ft
First Floor = 63.5 sq m / 683 sq ft
Total = 164.6 sq m / 1771 sq ft



Ground Floor



First Floor



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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