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FOR SALE
01483 268555
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10 Ockley Road,
Ewhurst, GU6 7QJ
Asking Price: £575,000 Freehold

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ESTATE AGENT
Est. 1991

* **Extended three bedroom semi** * **Three reception rooms** * **Stunning kitchen/dining room** *
* **Master bedroom with en-suite shower room** * **Edge of village location** *
* **South facing garden** * **Parking** * **Gas fired heating** * **EPC Rating: D** *

Description:

A beautifully presented extended three bedroom character semi detached home, situated on the semi-rural edge of the village. The property benefits from extended accommodation retaining the character features of the original property yet balancing a modern contemporary feel to the new additions. There is a sitting room with attractive fireplace having wood burning stove, family room with useful home study/work area and newly created kitchen/dining room with roof lanterns enjoying bright and sunny aspects to the south over the rear garden. On the first floor there are two bedrooms and a large family bathroom and on the top floor a master bedroom with en-suite shower room. Outside there is off road parking for two vehicles and good size garden to the rear with patio and lawns, all enjoying a southerly aspect. We highly recommend a visit to fully appreciate the space of accommodation on offer.

Situation:

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.

Front door to:

Entrance Hall:

Tiled flooring, velux windows.

Cloakroom:

Comprising; close coupled WC, wash hand basin, ladder style radiator, tiled flooring.

Sitting Room: 13' 0" x 12' 10" (3.96m x 3.91m)

Front aspect with views towards the Surrey Hills, attractive open fireplace with timber mantle and surround and wood burning stove.

Family Room: 12' 11" x 11' 11" (3.93m x 3.63m)

Study recess with desk area and lighting, wall mounted vertical radiator. Open arch to:

Kitchen: 16' 5" x 12' 2" (5.00m x 3.71m)

Superb feature of the property with the kitchen being beautifully fitted with range of cream units under beech block work surfaces with butler style sink with swan neck mixer tap. Four ring gas hob with electric double oven under, range of wall mounted cupboards, space and plumbing for washing machine, integrated dishwasher, space for tall fridge/freezer, breakfast bar opening into a further seating area with aspects over the rear garden.

Dining Room: 16' 6" x 9' 7" (5.03m x 2.92m)

Superb room with two roof lanterns, double casement doors to patio and garden, built-in storage cupboard.

Stairs to First Floor Landing:

Bedroom Two: 11' 11" x 9' 7" (3.63m x 2.92m)

Rear aspect, built-in cupboard.

Bedroom Three: 13' 1" x 7' 11" (3.98m x 2.41m)

Front aspect with views over farmland and the Surrey Hills beyond, built-in wardrobe cupboard, Victorian style fireplace.

Family Bathroom:

Fitted with white suite comprising; panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, access to secondary roof space.

Stairs to Top Floor:

Bedroom One: 19' 2" x 13' 1" (5.84m x 3.98m)

Velux windows, eaves storage space, access to roof space, range of fitted wardrobe cupboards.

En-Suite Shower Room:

Comprising; tiled shower enclosure with thermostatic shower, close coupled WC, pedestal wash hand basin, ladder style radiator.

Outside:

The property is approached via a gravel driveway providing parking for two cars. The rear garden is a lovely feature of the property having paved patio leading onto lawns with flower and shrub borders around and enjoys a bright and sunny southerly aspect. Timber garden shed.

Services:

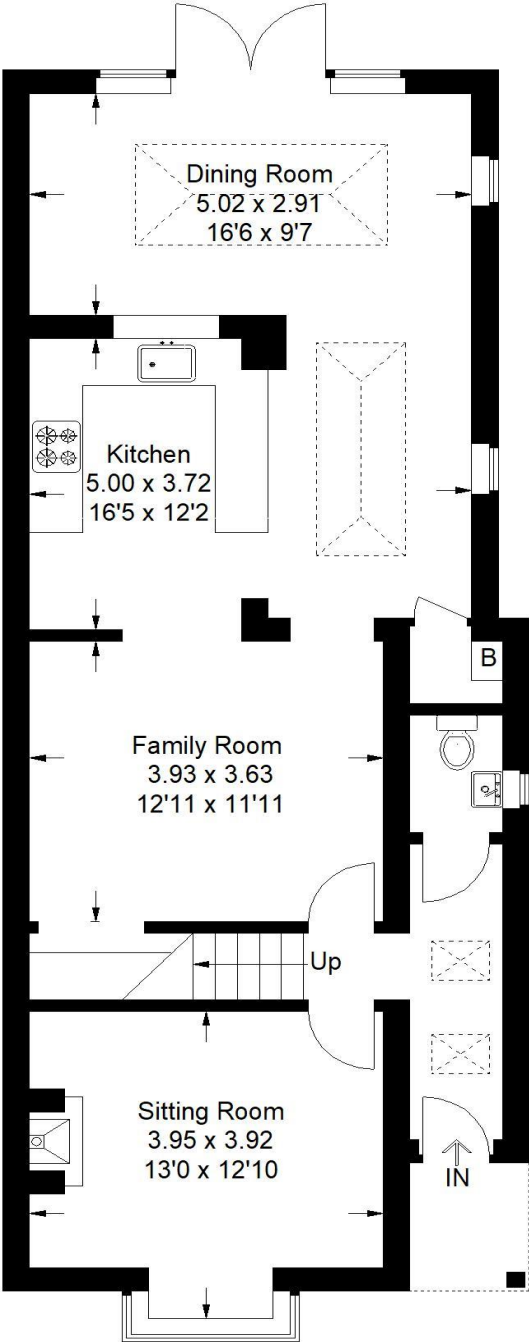
Mains water, gas and electricity.

Directions:

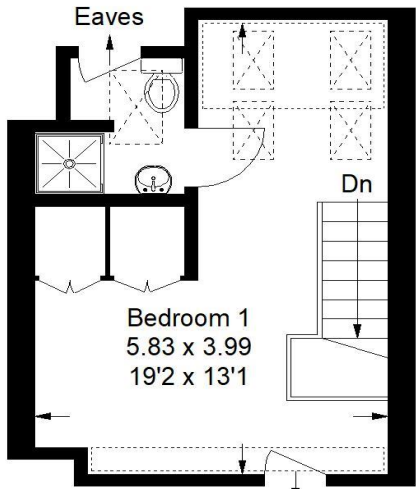
From our office turn left into the High Street and proceed to the second mini roundabout. Bear left into the Ewhurst Road and follow the road to Ewhurst village passing the church on the right. Turn right at the mini roundabout next to the Bulls Head Pub onto the Ockley Road. Proceed past the turning right to Farthingham Lane and number 10 Ockely Road will be found on the right hand side, after a short distance.

Ockley Road

Approximate Gross Internal Area
Ground Floor = 77.5 sq m / 834 sq ft
First Floor = 41.6 sq m / 448 sq ft
Second Floor = 21.9 sq m / 236 sq ft
Total = 141 sq m / 1518 sq ft

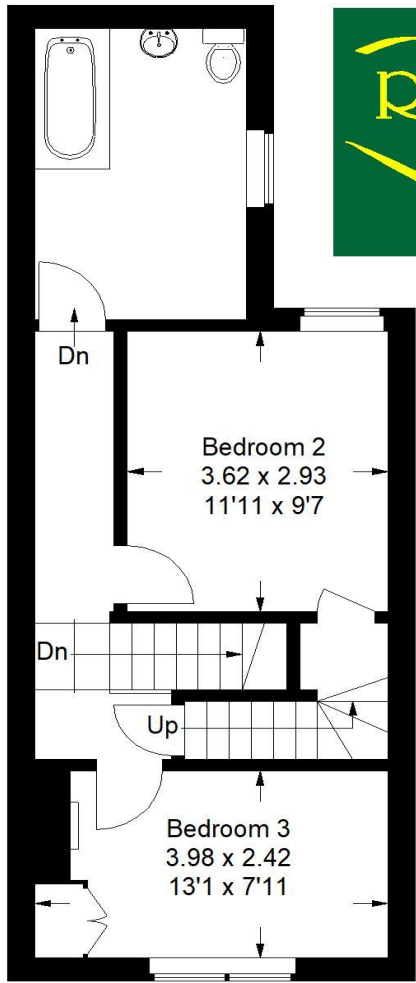


Ground Floor

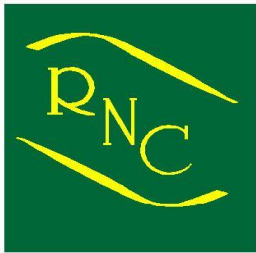


Second Floor

[Dashed line symbol] = Reduced headroom below 1.5 m / 5'0



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.



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:** E



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www.rogercoupe.com
3 Bank Buildings, High Street, Cranleigh, Surrey GU6 8BB
T: 01483 268555 e: housesales@rogercoupe.com