



Little Stabling
Moon Hall Road, Ewhurst, GU6 7NP
Asking Price: £820,000 Freehold

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ESTATE AGENT
Est. 1991

*** Nestled in the Surrey Hills * Stunning 0.75 acres garden plot ***
*** Character cottage * Stylish interior * * 3 Bedrooms * 2 Bathrooms * Open plan living ***
*** Detached double garage * EPC Rating: D ***

Nestled in an area of outstanding natural beauty within the Surrey Hills this charming detached cottage has been recently updated with modern open plan living in mind and occupies a generous plot of approximately 0.75 acres.

Arriving through electrified wooden gates onto a large driveway that provides ample parking in front of a double garage and workshop. Immediately you have views over the beautifully tended grounds which lead down to a large pond with lightly wooded area beyond. A paved pathway winds up to the front door of the property inside which is a small lobby area ideal for coats and shoes. The ground floor comprises a most impressive open plan layout with kitchen to one end and an attractive spiral staircase creating a partial divide to the the double aspect living area from which patio doors open to the front and also into the conservatory which is used as a dining room. A cloakroom completes the ground floor.

Upstairs the double aspect master bedroom with oriel window enjoys impressive views over the stunning grounds and features wood herringbone flooring, built in wardrobe and an en-suite shower room. There are two further bedrooms one with built in camp bed and a bathroom completes the accommodation. Outside the grounds are a true delight, a large terrace adjoining the property offers a fantastic outdoor reception area with elevated views over the gardens. We highly recommend an early viewing in order to fully appreciate the charm of this lovely home.

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, Bulls Head public house, 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 ~

Sitting/Dining Room: 20' 3" x 15' 9" (6.17m x 4.80m) ~ **Conservatory:** 10' 8" x 7' 7" (3.25m x 2.31m) ~ **Kitchen:** 13' 2" x 9' 0" (4.01m x 2.74m)
Cloakroom ~ Bedroom One: 12' 0" x 10' 8" (3.65m x 3.25m) ~ **En-Suite Shower Room ~ Bedroom Two:** 13' 3" x 8' 8" (4.04m x 2.64m)
Bedroom Three: 9' 6" x 6' 9" (2.89m x 2.06m) ~ **Family Bathroom ~ Garage:** 19' 7" x 19' 5" (5.96m x 5.91m) ~ **Workshop:** 9' 8" x 4' 9" (2.94m x 1.45m)

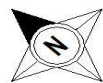
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Directions: From our office turn left into the High Street and proceed to the second mini roundabout. Bear left into the Ewhurst Road and follow the road to Ewhurst village. Continue through the village and at the mini roundabout continue straight over into the Shere Road. Take the third turning right into Peaslake Road, after a short distance turn left into Moon Hall Road and Little Stabling can be found immediately on your left.

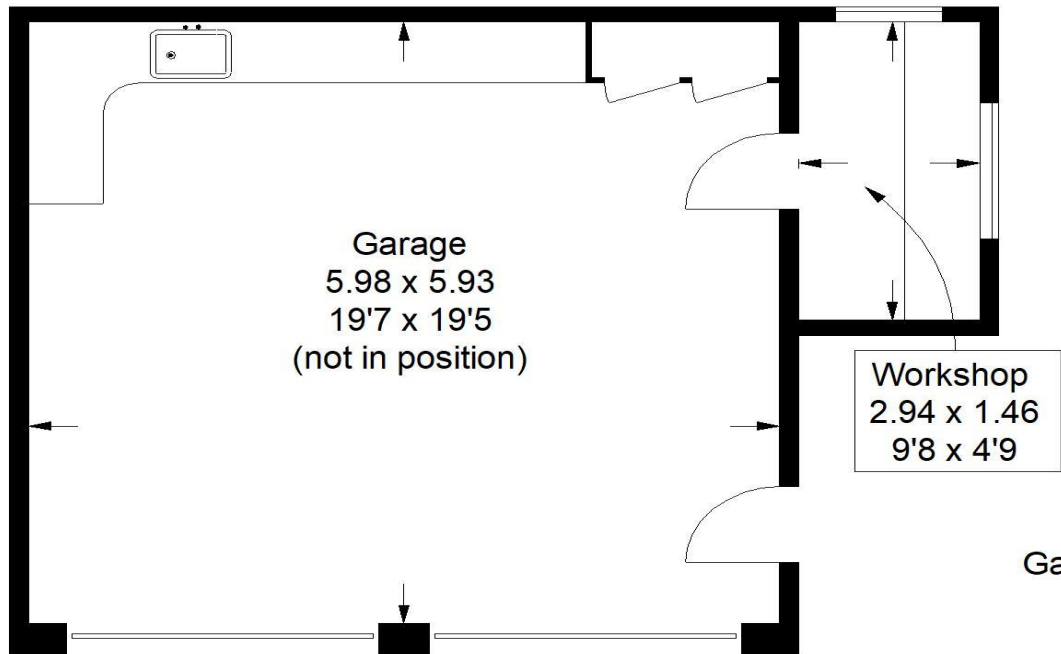
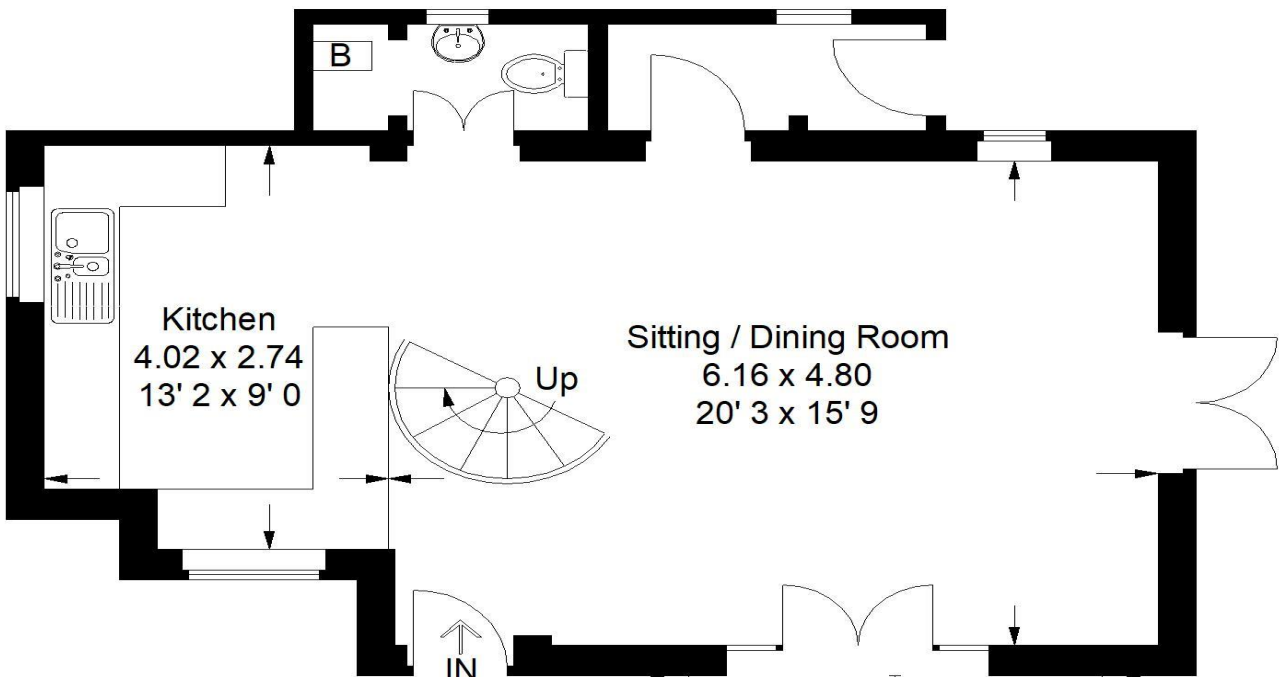
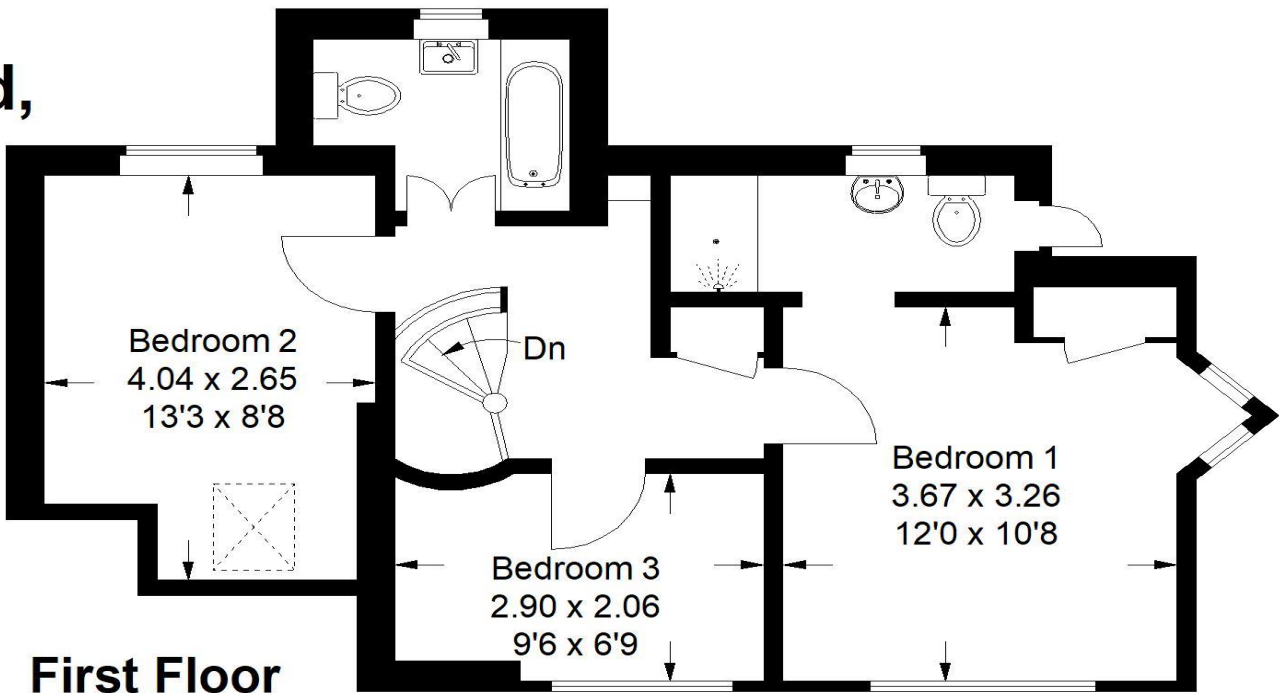
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or 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

Moonhall Road,
Ewhurst



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.



Approximate Gross Internal Area
Ground Floor = 54.9 sq m / 591 sq ft
First Floor = 43.4 sq m / 467 sq ft
Garage / Workshop = 40.4 sq m / 435 sq ft
Total = 138.7 sq m / 1493 sq ft

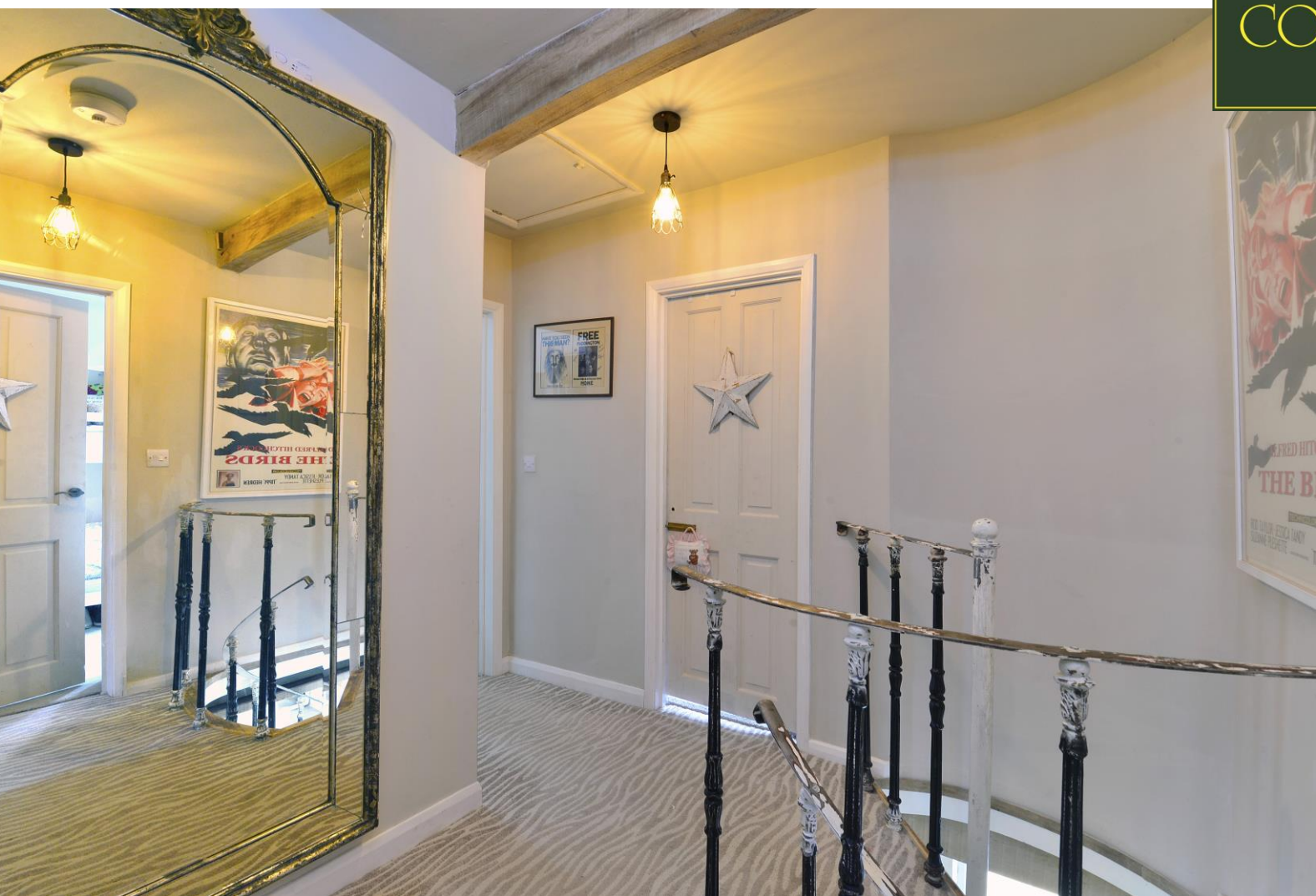


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