



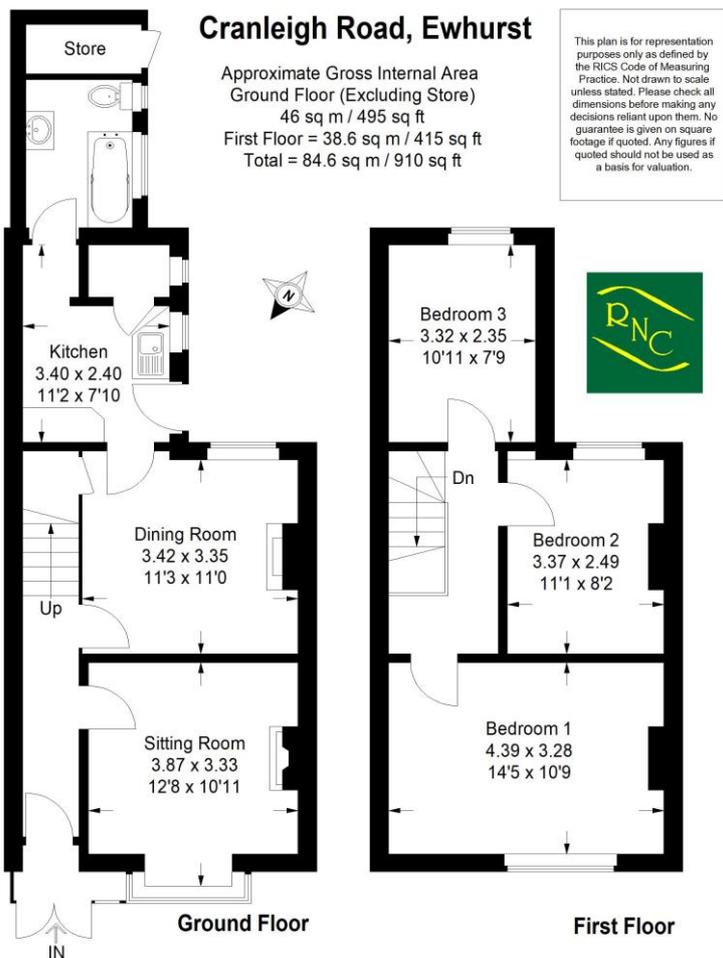
**Tolgus, Cranleigh Road,  
Ewhurst, GU6 7RJ**

**Asking Price: £425,000 Freehold**



## Key Features:

- **Potential to extend (stpp)**
- **Three bedrooms**
- **Two reception rooms**
- **Good size garden**
- **Off road parking**
- **No onward chain**
- **EPC Rating:E(39)**



## Description:

A superb opportunity to acquire a character semi detached property offering huge potential to improve and extend, subject to the usual planning consents, all situated on a good size garden plot within this popular Surrey village. The property requires modernisation and improvement with the installation of central heating and updating of the kitchen and bathrooms, and offer further scope to extend to the side and rear creating a spacious family home. There are two reception rooms, kitchen and bathroom on the ground floor and three bedrooms on the first floor. Outside there is off road parking for several cars and large expanses of lawn to the rear. The property is offered for sale with vacant possession however is subject to probate. We highly recommend an early visit to avoid missing this opportunity.

## 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.

## Directions:

From our office turn left into the High Street and proceed to the roundabout at the petrol station, take the first exit onto the Ewhurst Road. Proceed down this road until reaching the village of Ewhurst and Tolgus can be found on the right hand side shortly after Gadbridge Lane.

**Local Authority: Waverley Borough Council.**

**Tax Band: E**

**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.

