

Barberry The Green, Ewhurst, GU6 7RR

£825,000

ROGER COUPE ESTATE AGENT
your local property experts
Est.1991







- Well presented bungalow
- Three bedrooms
- Two bathrooms
- Impressive open plan kitchen/dining room
- Good size garden with Westerly aspect backing onto fields.
- Garden room/annexe
- Garden store

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 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.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

An extended and remodelled single-storey home, beautifully finished in a contemporary style and offering spacious, versatile accommodation throughout. The property provides three generously proportioned double bedrooms, including a principal bedroom with en-suite facilities, complemented by a further family bathroom. Bedroom three is currently used as an office and has a super range of fitted office furniture.

At the heart of the home is a particularly impressive open-plan kitchen/dining room with central island creating a superb sociable space for both everyday living and entertaining. This room is bathed in light with two pairs of patio doors leading to the garden and enjoys aspects over the garden to the farmland beyond. There is a useful utility room off the kitchen. The spacious double-aspect sitting room provides an additional comfortable reception area situated at the front of the property.

Externally, the property is approached via a gravelled driveway providing ample off-street parking for several vehicles. To the rear, a large sandstone-paved patio offers an excellent setting for outdoor dining, entertaining and relaxation. Beyond this, the exceptionally generous garden is predominantly laid to lawn, providing plenty of space for families and keen gardeners alike. A further attractive feature is the property's position backing onto a paddock, creating a lovely open aspect and adding to the sense of space and privacy. There is a most useful detached home office/annexe with kitchenette and WC with shower. In addition there is a substantial timber garden store.













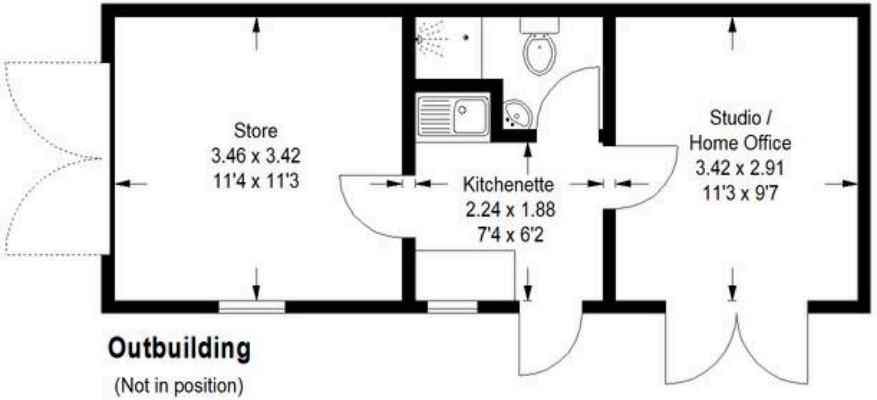


The Green, Ewhurst

Approximate Gross Internal Area
House = 120.4 sq m / 1296 sq ft
Outbuilding = 30.3 sq m / 326 sq ft
Total = 150.7 sq m / 1622 sq ft



House



Outbuilding
(Not in position)

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.



Roger Coupe Estate Agent

Roger Coupe Estate Agent, 151 High Street - GU6 8BB

01483268555 • housesales@rogercoupe.com • www.rogercoupe.com

For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and 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.