



38 The Glebe, Ewhurst GU6 7PZ

Offers In The Region Of **£675,000**



ROGER COUPE
your local property experts

ESTATE AGENT
Est. 1991



38 The Glebe, Ewhurst

Freehold / EPC: D / Council Tax Band: F

- Spacious Detached Home
- Driveway Parking
- Double Garage
- Office / Study
- No Onward Chain
- In Need Of Modernisation
- Close To Village Shop & Pub
- Over 1400 Sq Ft Of Accommodation
- Corner Plot

Nestled on a generous corner plot in a sought-after village location, this four bedroom detached house offers over 1,400 square feet of versatile accommodation, perfect for families seeking space and potential. The home welcomes you with a bright entrance hall that leads to a spacious living room, ideal for relaxing or entertaining guests. The kitchen offers ample storage and worktop space, with views to the garden. A dedicated office or study provides a quiet retreat for working from home. Upstairs, four well-proportioned bedrooms are served by a family shower room. With driveway parking for multiple vehicles and a double garage, storage and convenience are well catered for.

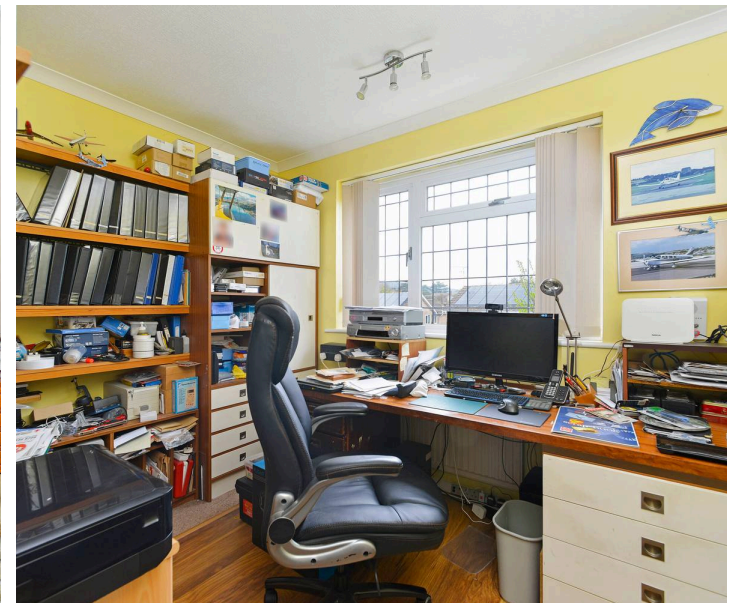
Offered with no onward chain, this property presents an exciting opportunity to create your dream home in a friendly village community, just a short stroll to the local shop and pub.

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The outside space further enhances the appeal of this home. The house is set back from the road, with a private driveway and mature front garden with attractive Magnolia tree, offering both kerb appeal and privacy. The wraparound garden enjoys a sunny aspect, providing a safe and expansive area for children to play, gardening enthusiasts to indulge their passion, or for hosting summer barbeques with friends and family. Well-established shrubs and trees create a tranquil backdrop, while the size of the plot offers potential for landscaping.

The double garage not only accommodates vehicles but also provides excellent storage for bikes, tools, or outdoor equipment. This wonderful outdoor space invites you to enjoy village life to the fullest, with countryside walks and local amenities just moments away.

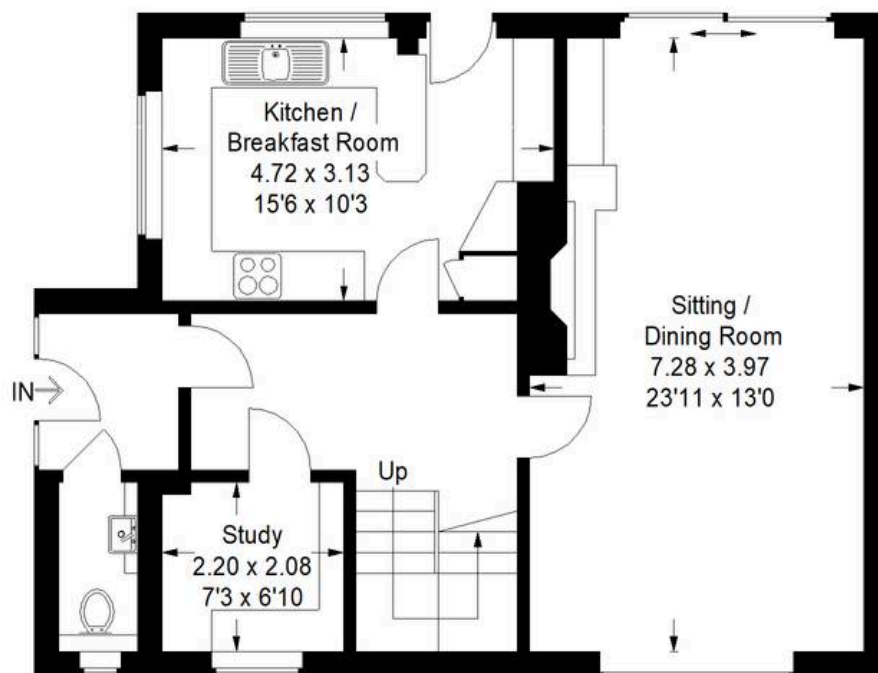
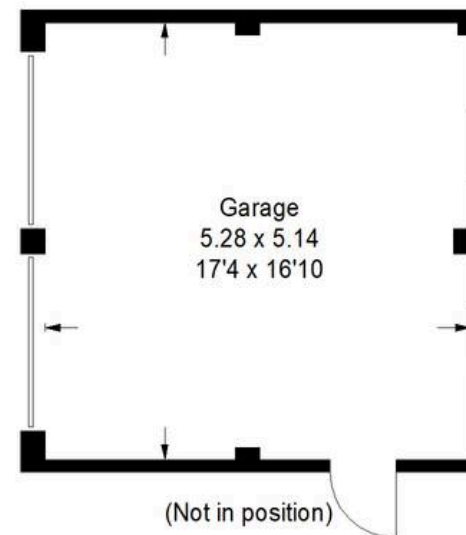
We highly recommend arranging a viewing to truly appreciate the scope and lifestyle this property and its grounds have to offer.



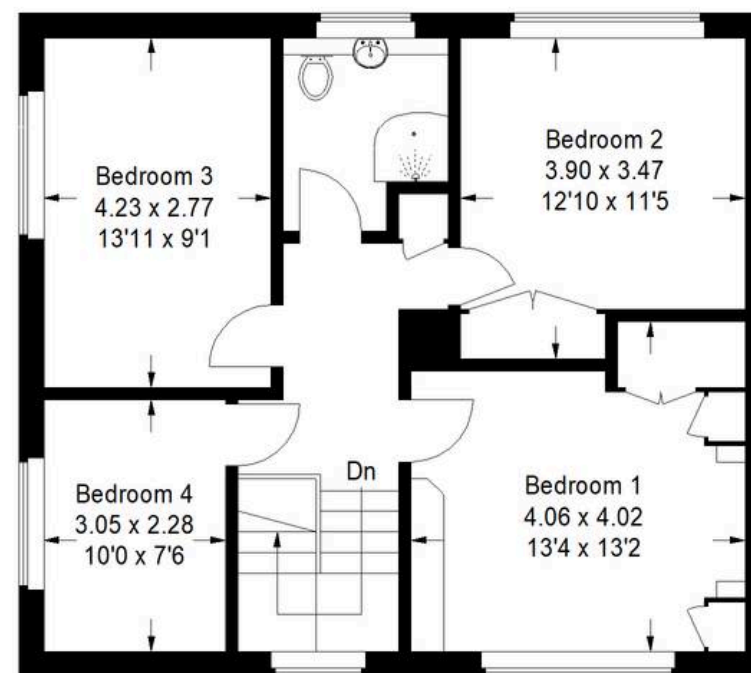


The Glebe, Ewhurst, Cranleigh

Approximate Gross Internal Area
 Ground Floor = 70.2 sq m / 756 sq ft
 First Floor = 63.3 sq m / 681 sq ft
 Garage = 27.3 sq m / 294 sq ft
 Total = 160.8 sq m / 1731 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.



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.