



Edser Court
Shere Road, Ewhurst, GU6 7PQ
Guide Price £1,350,000 Freehold

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*** Unique opportunity * Wing of a magnificent Grade II Listed Country House * Requiring some modernisation ***

*** Open plan living space * 4 Double bedrooms * Wonderful garden * Heated swimming pool ***

*** Oak framed pool house with fireplace * EPC Rating: N/A ***

A unique opportunity to acquire and create an idyllic country residence on the lower slopes of Pitch Hill, area of outstanding natural beauty, occupying a generous garden plot approaching 0.75 acres including a fabulous sunken pool area with barn style pool house/outdoor entertaining room. This attractive Grade II listed property, in part dating back to the 16th century, has been in the same family's ownership for over thirty years, more recently permission was granted to divide the property into two 'Wings' and the internally division is now complete (including separation of the mains services) meaning 'Edser Court' is ready for new owners to reconfigure and modernise to their desired specification. Some remodelling has been approved under current planning permission WA/2021/0271, however we feel there is potential to take this further and extend if required, subject to the usual consents. Unusually for a redevelopment project of this scale the property is habitable with the house clearly having been well maintained over the years. The current accommodation comprises four bedrooms, all of which are double in size, and two bathrooms (one en-suite). There is a generous reception hall with cloakroom off to one side, currently there is also an entrance hall, however, under the existing planning permission the front door is relocated thus creating a study, ideal for anyone now working from home. There are two reception rooms including a magnificent dual aspect room across the rear of the property featuring a large inglenook fireplace, and a further snug which leads to a utility room. Outside the property has a large driveway and parking area in addition to a double garage/carport and store. We highly recommend a viewing to fully appreciate the character, charm, and unique potential on offer.

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.

~ Accommodation ~

Ground Floor

Entrance: 8' 1" x 7' 1" (2.46m x 2.16m) ~ **Reception Hall:** 15' 1" x 10' 1" (4.59m x 3.07m) ~ **Cloakroom**

Triple Aspect Reception Room: 32' 9" x 18' 10" (9.97m x 5.74m) ~ **Reception room two:** 14' 2" x 11' 0" (4.31m x 3.35m)

Utility Room: 8' 2" x 4' 5" (2.49m x 1.35m)

First Floor

Landing/Study Area: 19' 2" x 9' 2" (5.84m x 2.79m) ~ **Bedroom One:** 19' 3" x 11' 0" (5.88m x 3.35m) ~ **En-Suite Shower Room**

Bedroom Two: 15' 7" x 12' 10" (4.75m x 3.91m) ~ **Bedroom Four:** 11' 1" x 9' 6" (3.38m x 2.89m) ~ **Family Bathroom**

Second Floor: Bedroom Three: 15' 3" x 11' 7" (4.64m x 3.53m)

Outside

Double garage: 19' 11" x 16' 9" (6.07m x 5.10m) ~ **Store** ~ **Gardens** ~ **Heated Swimming Pool**

Open Barn Style Pool House/Dining Room: 22' 5" x 14' 5" (6.83m x 4.39m) ~ **Poolside Changing Room** ~ **Services:** All mains services connected

Directions: From our office turn left into the High Street and proceed to the second mini roundabout. Take the Ewhurst Road and continue for approximately two and a half miles. Continue through the village of Ewhurst, past the village hall and the Bulls Head Public House and at the mini roundabout, continue straight over, signposted Peaslake and the property will be found after a short distance on the right.

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:** TBC



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