



**40 Cherry Tree Lane,
Ewhurst, GU6 7GG
Asking Price: £415,000 Freehold**

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your local property experts

1991-2021
30
YEARS

- * Beautifully presented home
- * Cloakroom
- * Spacious living room
- * Two double bedrooms
- * Two bathrooms (one en-suite)
- * Garden
- * Two parking spaces
- * Electric car charging point
- * No onward chain
- * EPC Rating: B

A beautifully presented two bedroom end of terrace cottage built in a barn-style with pleasing weather boarded elevations. The property is part of a small exclusive village development built by Millwood Homes, completed in 2020. The various properties within the development have a variety of pleasing elevations and enjoys a super position within the village with local shop, school and numerous country walks, all close to hand. The property has a most welcoming feel having a wide entrance hall with cloakroom, large walk-in coats cupboard, fully fitted kitchen with integrated appliances including dishwasher, washing machine, fridge, freezer, hob and double oven. To the rear of the property is a spacious double aspect sitting room has double doors to the garden and also benefits from a further walk-in storage cupboard. Stairs rise to the first floor where there are two double size bedrooms with the principal bedroom having an en-suite shower room and an extensive range of wall to wall fitted wardrobe cupboards. A separate bathroom completes the first floor accommodation. The property benefits from modern gas fired heating and attractive grey double glazed windows. Outside there are two parking spaces, electric car charging point and side access to the rear garden via a garden gate. The rear garden has a small patio leading onto an area of lawn and further patio at the foot of the garden with shrub borders around. We highly recommend a visit to fully appreciate this nearly new, quality property.

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 Porch ~ Entrance Hall ~ Cloakroom
Sitting/Dining Room: 16' 8" x 14' 2" (5.08m x 4.31m) ~ **Kitchen:** 12' 8" x 6' 11" (3.86m x 2.11m)
First Floor:- ~ **Bedroom One:** 14' 2" x 10' 1" (4.31m x 3.07m) ~ **En-Suite Shower Room**
Bedroom Two: 14' 2" x 8' 8" (4.31m x 2.64m) ~ **Family Bathroom**
Outside:- ~ **Parking** ~ **Garden**
Services:- All mains services connected

Directions:

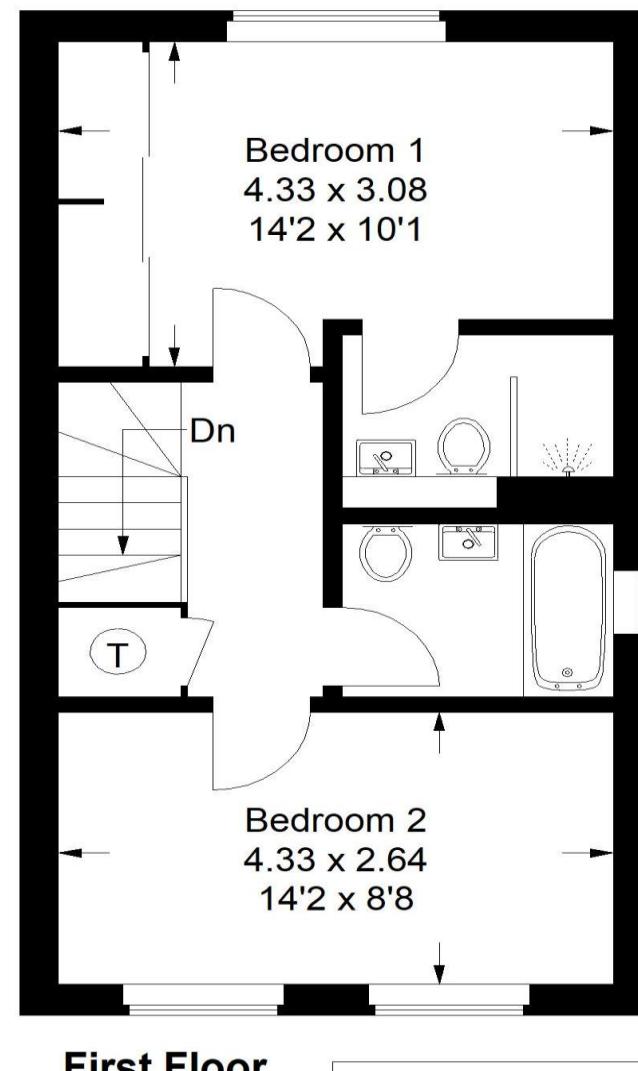
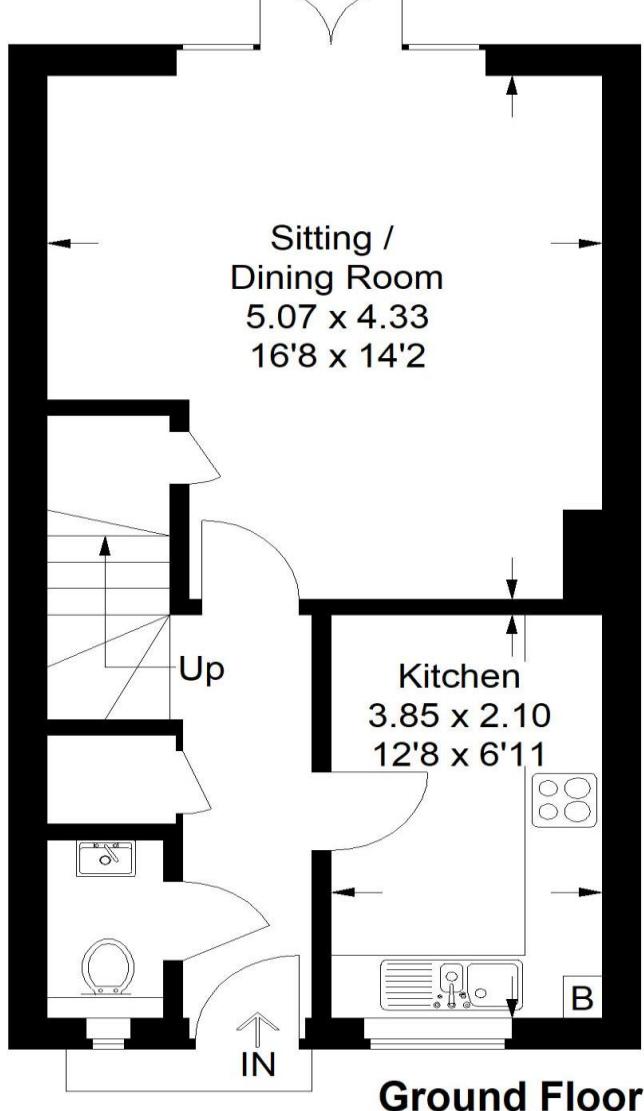
From our office turn left into the High Street and proceed to the second mini roundabout. Bear left into the Ewhurst Road and follow the road to Ewhurst village. Cherry Tree Lane will be found on the left hand side just before the sharp left hand bend. Continue down the lane and number 40 will be found at then end.

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:** D

Cherry Tree Lane, Ewhurst

Approximate Gross Internal Area
 Ground Floor = 39.3 sq m / 423 sq ft
 First Floor = 39.3 sq m / 423 sq ft
 Total = 78.6 sq m / 846 sq ft



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.



