



Ellens Court, Ellens Green, RH12 3AR
Offers in Excess of £2,000,000 - Freehold

ROGER COUPE
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ESTATE AGENT
Est. 1991

*** Beautifully Appointed Character Home * Approx 2.5 Acres * Five/Six Bedrooms * Four Bathrooms ***
*** Open Plan Kitchen/Dining Room * Study * Two Further Reception Rooms * Tennis Court * Gym/Studio ***
*** Triple Car Port/Garage * No Onward Chain ***

Ellens Court is the Eastern wing of this magnificent Grade II listed Manor House, Ellens, with attractive tile hung elevations relieved by beautiful oak windows under a Horsham stone roof. Ellens has an interesting history with the original Farmhouse dating back as early as the 16th century. In the early 20th century architect Maurice Webb, son of Sir Aston Webb (responsible for the facade of Buckingham Palace) sympathetically extended the property in its Elizabethan style.

Ellens Court itself has been stylishly and sympathetically modernised over more recent years including an extension creating a stunning open plan kitchen/dining room with family area opening onto a large patio area and glorious formal gardens. The bespoke kitchen boasts a comprehensive range of handcrafted units below honed granite work surfaces, an electric Aga, and a limestone tiled floor with underfloor heating throughout the kitchen, hallway and cloakroom. There is a wealth of handmade oak joinery throughout the property including doors, windows and exposed beams. The arrangement of the accommodation is flexible featuring a spacious reception hall, a drawing room with open fireplace and oak framed windows. There is a further double aspect sitting room/family room, a generous study/office to the front and a stunning kitchen/dining room with an oak and glass extension with vaulted ceiling, large oak framed picture windows and double doors leading to the patio. This has created a delightful bright and airy room with a wonderful aspect over the grounds. From the kitchen there is a further hallway with utility room and cloakroom. External stairs lead down to the cellar. The first floor comprises five/six bedrooms and four bathrooms, two of which are en-suite. The main bedroom accommodation is accessed via the bespoke staircase where there is a principal bedroom suite with fitted wardrobes and a contemporary en-suite bathroom featuring limestone flooring with underfloor heating, a guest bedroom which features an en-suite shower room, two further bedrooms and a family bathroom. Accessed via a second staircase there are two further double bedrooms and a shower room. This arrangement of the bedrooms could provide an ideal area for a family with an au pair or independent teenagers. The property is approached via security controlled wooden gates, beyond which a gravel drive winds round the pond into a generous parking area to the front of a detached barn style triple garage/car port with a staircase leading to a storage room above. The gardens are a true delight consisting of areas of formal, beautifully maintained, lawns, bordered by gravelled paths surrounded by yew hedging and mature laurels. There are further lawns with established trees and shrubs including manicured hedging, substantial wisteria, roses and well stocked herbaceous borders. The tennis court lies at the top of the garden adjacent to open fields with a superb barn style outbuilding alongside currently fitted out as a gym/yoga studio with a sauna, this could also make an ideal work from home space should it be required.

Situation: Ellens Green is a hamlet situated almost midway between Cranleigh, Rudgwick and Ewhurst villages. There is a village hall with playground nearby and local pubs include the highly regarded Chequers at nearby Rowhook, The Kings Head and The Fox in Rudgwick village which is approximately 2 miles distant. Rudgwick offers local and private schooling, doctors and dentist surgery and everyday local Co-op store/post office. Rudgwick is situated approximately 12 miles south of Guildford and 8 miles from Horsham both having a comprehensive range of shopping and leisure facilities and mainline train stations to London. Nearby Cranleigh also offers a wide range of shops and a leisure centre.

~ Accommodation ~

Reception Hall: 24' 4" x 10' 4" (7.42m x 3.15m) ~ **Study:** 11' 0" x 9' 0" (3.35m x 2.74m) ~ **Drawing Room:** 22' 6" x 13' 1" (6.85m x 3.98m)
Sitting Room: 16' 4" x 14' 3" (4.99m x 4.35m) ~ **Kitchen/Dining Room:** 30' 4" x 17' 3" (9.24m x 5.27m) ~ **Hall:** 11' 4" x 8' 5" (3.46m x 2.56m)
Utility Room ~ Cloakroom

Principal Bedroom with en-suite: 19' 9" x 14' 3" (6.01m x 4.35m) ~ **Bedroom 2 with en-suite:** 16' 9" x 10' 10" (5.10m x 3.29m)
Bedroom 3: 17' 2" x 12' 8" (5.24m x 3.85m) ~ **Dressing Room/Bedroom 6:** 12' 8" x 9' 9" (3.87m x 2.96m) ~ **Family Bathrrom ~ Bedroom 4:** 16' 6" x 9' 3" (5.03m x 2.81m) ~ **Bedroom 5:** 13' 7" x 9' 3" (4.13m x 2.81m) ~ **Shower Room**

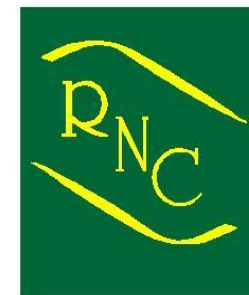
Approx 2.5 acres ~ Gated Drive ~ Car Port: 19' 6" x 18' 10" (5.95m x 5.75m) ~ **Store:** 18' 0" x 9' 7" (5.48m x 2.93m) ~ **Studio/Gym ~ Tennis Court**

Directions: From our office leave Cranleigh (on the B2128) heading in the direction of Horsham. After approximately 3 miles turn left into Furzen Lane. After approximately half a mile the entrance can be found on the right hand side.

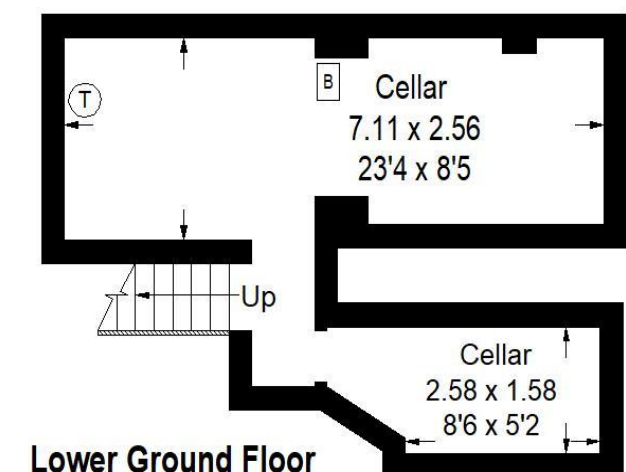
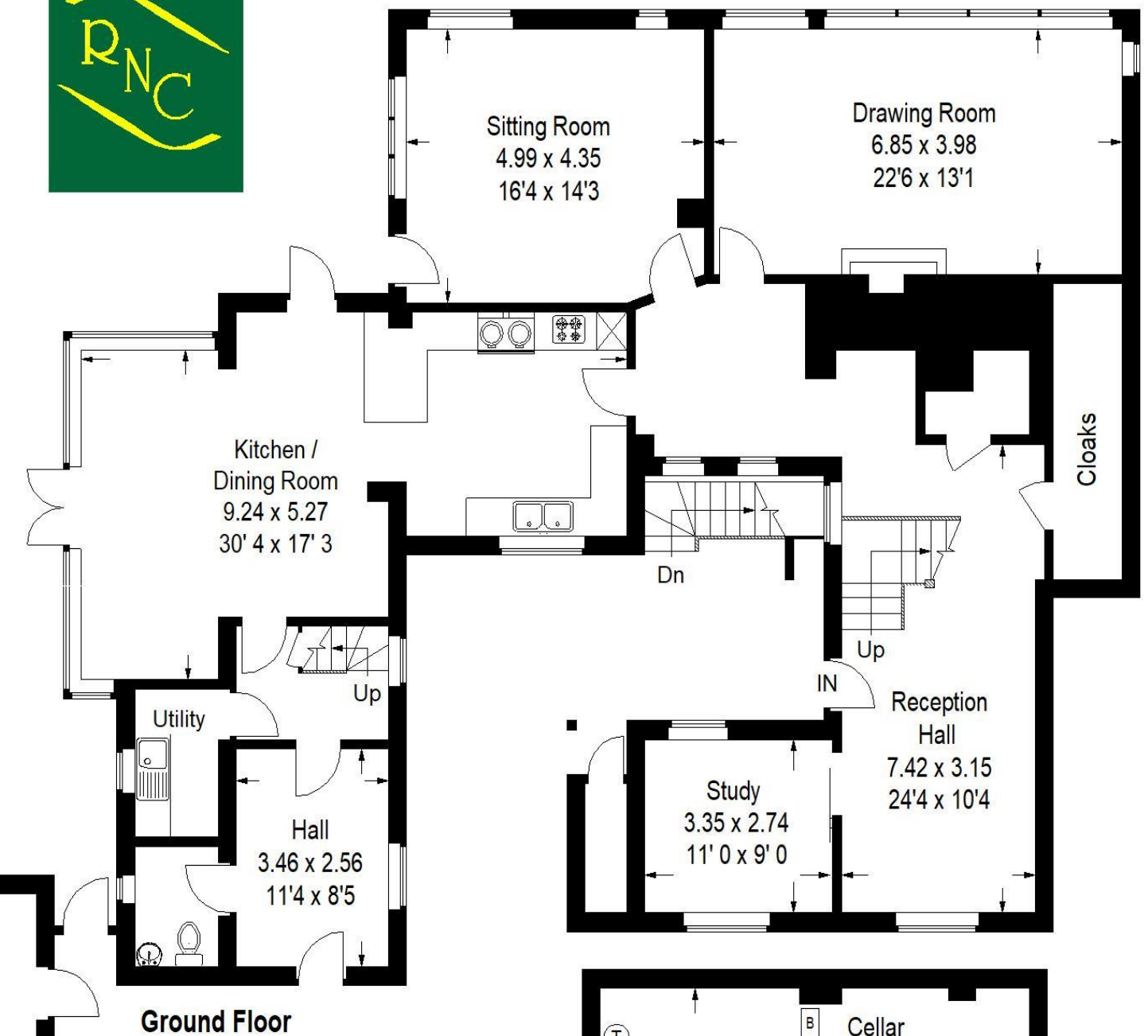
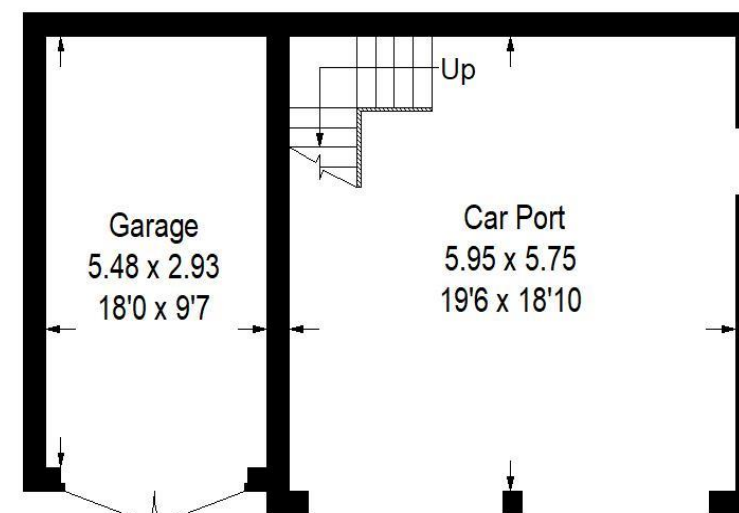
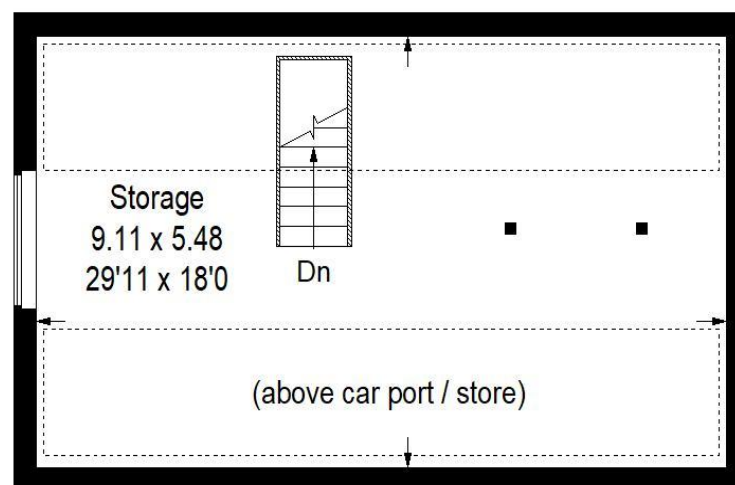
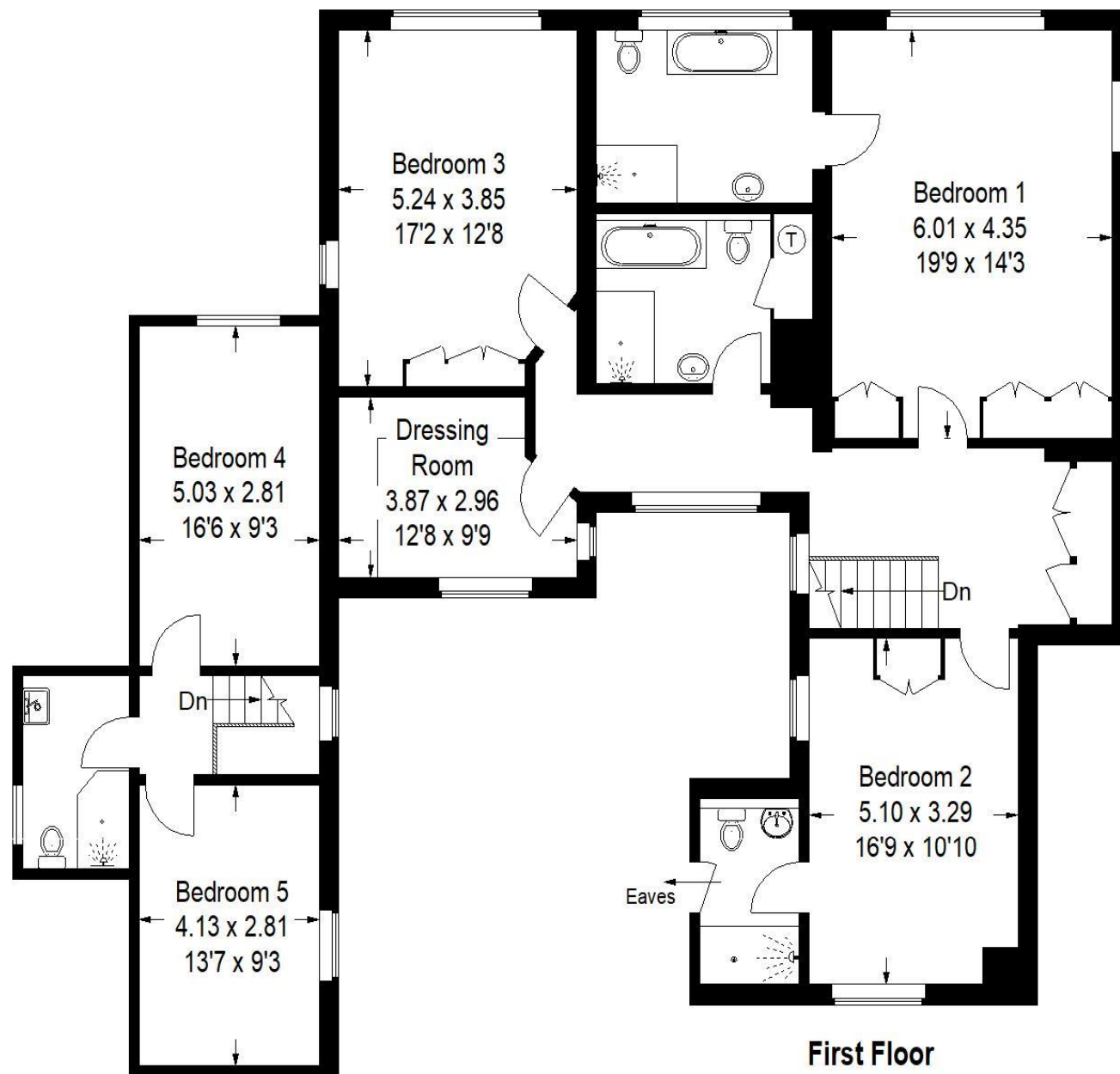
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or 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: H. EPC Rating: N/A

Ellens Court, Ellens Green



Approximate Gross Internal Area
 Lower Ground Floor = 26 sq m / 280 sq ft
 Ground Floor = 178 sq m / 1916 sq ft
 First Floor = 154 sq m / 1658 sq ft
 Outbuilding Ground Floor = 52 sq m / 560 sq ft
 Outbuilding First Floor = 50 sq m / 538 sq ft
 Total = 460 sq m / 4951 sq ft



 = Reduced headroom below 1.5 m / 5'0"

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.









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