



6 Hazelbank Cottages
The Street, Ewhurst, GU6 7RH
Asking Price: £465,000 Freehold

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your local property experts

1991-2021
30
YEARS

- * Pretty two bedroom semi detached cottage * Two reception rooms * Modern fitted kitchen *
- * Modern fitted bathroom * Attractive replacement double glazed windows * Refitted gas fired boiler *
- * Good size west facing rear garden * Off street parking * EPC Rating: D *

An attractive character semi detached cottage, situated in heart of this popular village on a good size garden plot enjoying a westerly rear aspect. The property features two dedicated reception rooms, a modern fitted kitchen and refitted ground floor bathroom, on the first floor there are two double size bedrooms with the principal bedroom having an en-suite WC and loft hatch with pull down ladder. Over recent years the property has had newly installed replacement double glazing, new combination gas fired boiler and wood burning stove installed in the sitting room. In the dining room there is a most useful study area in the understairs recess with fitted cupboards and desk top. There are double doors from the dining room leading out onto a beautiful stone patio extending onto a long stretch of lawn all enjoying a westerly aspect.

There is a useful brick built garden store with power.

We highly recommend a visit to this delightful cottage to fully appreciate the quality of accommodation 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:- ~ **Sitting Room:** 12' 0" x 11' 9" (3.65m x 3.58m) ~ **Dining Room:** 13' 3" x 12' 0" (4.04m x 3.65m)
Kitchen: 11' 4" x 6' 0" (3.45m x 1.83m) ~ **Bathroom**

First Floor:- ~ **Bedroom One:** 12' 0" x 12' 0" (3.65m x 3.65m) ~ **En-Suite Cloakroom** ~ **Bedroom Two:** 12' 0" x 10' 0" (3.65m x 3.05m)

Outside:- ~ **Parking** ~ **Garden** ~ **Garden Store:** 7' 10" x 3' 11" (2.39m x 1.19m)
Services:- All services connected

Directions:

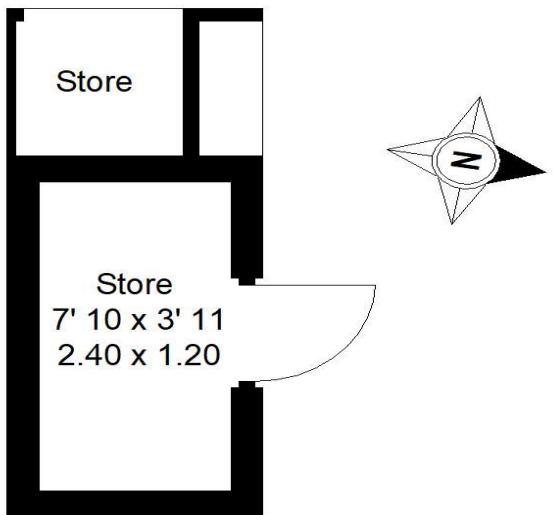
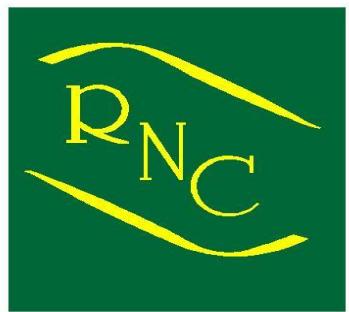
From our office turn left into the High Street and proceed to the second mini roundabout, bear left into the Ewhurst Road and follow this road to Ewhurst village. No 6 Hazelbank Cottages will be found after the sharp left hand bend, on the left hand side after a short distance.

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.

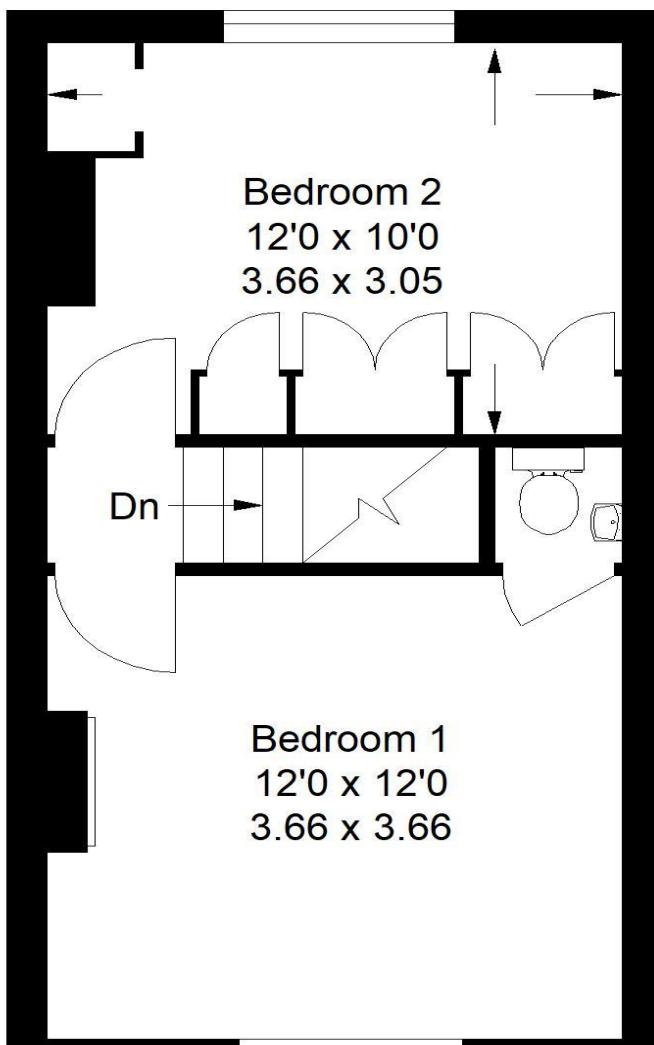
Local Authority: Waverley Borough Council. **Tax Band:** E

Hazelbank Cottages, The Street, Ewhurst

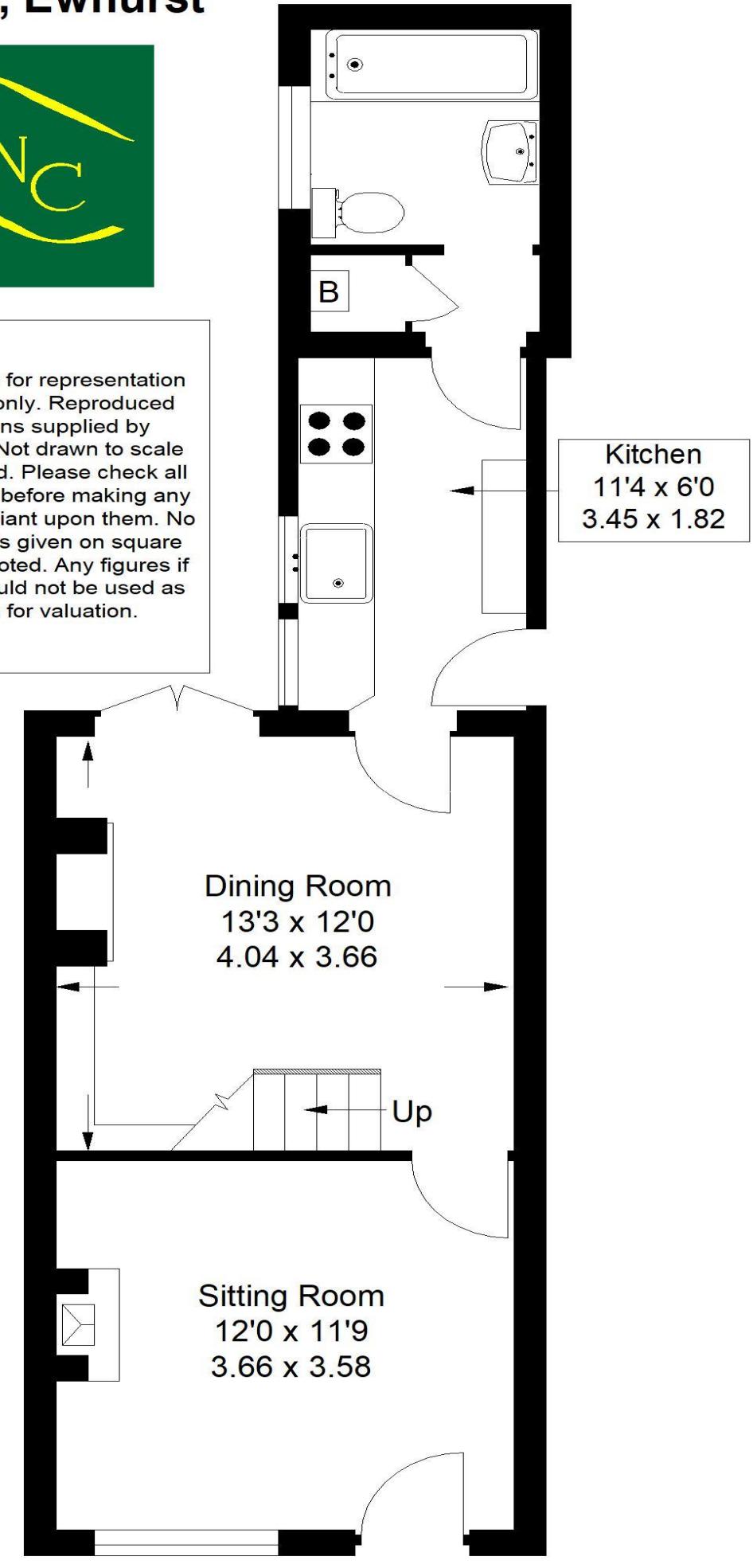
APPROX. GROSS
INTERNAL FLOOR AREA
732 SQFT / 68 SQM
(Excluding Outbuilding)



This plan is for representation purposes only. Reproduced from plans supplied by the Agent. 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.



First Floor



Ground Floor



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