



**The Coach House**  
**Ewhurst Place, Ewhurst, GU6 7NR**  
**Guide Price: £997,500 Freehold**

**ROGER COUPE**  
*your local property experts*

1991-2021  
**30**  
**YEARS**

**\* Attached Coach House \* Four bedrooms \* Three bathrooms \* Impressive kitchen/dining room \***  
**Double aspect sitting room \* Family room \* Beautiful position on the lower slopes of Pitch Hill \* Parking \***  
**Double Garage \* EPC Rating: D \***

This delightful converted Coach House, with Period origins, is situated in a most enviable position in a small enclave of just four properties, up a private driveway on the lower slopes of Pitch Hill. The accommodation is attached to the former stables at just one end of the property and is cleverly arranged in order that from the welcoming reception hall the rooms flow seamlessly into each other. There is a spacious double aspect sitting room with corner fireplace and wood burning stove, extensive range of fitted shelving, storage cupboards and double doors to the garden. There is a snug/quiet reading area which then extends into the impressive open plan kitchen/dining room with the family room off. This room really is the 'hub' of the house and features a comprehensive range of painted Dulux Heritage 'Old Stone' fitted units, Chinese slate flooring, stone work tops and a breakfast bar. This room then extends into the utility room. On the first floor there are four bedrooms and three bathrooms, with the principal bedroom having an en-suite.

Outside there is parking, a detached Marley style double garage and attractive gardens, mainly laid to lawn with flower and shrub borders around. There is a 'fun' timber garden building, ideal as a teenagers den. This is a truly delightful location with aspects over the gardens with woodlands beyond and southerly aspects from the first floor. We highly recommend a visit to fully appreciate the 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:- ~ Entrance Porch ~ Entrance Hall ~ Cloakroom ~ Double Aspect Sitting Room: 16' 10" x 16' 6" (5.13m x 5.03m)**

**Snug/Reading Area: 11' 11" x 11' 11" (3.63m x 3.63m) ~ Family Room: 14' 5" x 12' 2" (4.39m x 3.71m) ~**

**Double Aspect Kitchen/Dining Room: 24' 11" x 16' 0" (7.59m x 4.87m) ~ Utility Room: 11' 8" x 7' 6" (3.55m x 2.28m)**

**First Floor:- ~ Double Aspect Bedroom One: 17' 1" x 14' 5" (5.20m x 4.39m) ~En-Suite Shower Room**

**Double Aspect Bedroom Two: 12' 3" x 10' 2" (3.73m x 3.10m) ~ Bathroom ~ Bedroom Three: 12' 9" x 8' 11" (3.88m x 2.72m)**

**Bedroom Four/Study: 9' 10" x 8' 11" (2.99m x 2.72m) ~ Second Family Bathroom**

**Outside:- ~ Double Garage: 17' 1" x 16' 1" (5.20m x 4.90m) ~ Parking ~ Gardens ~ Timber Garden Building**

**Services:- Private drainage, mains gas and electricity**

**Directions:** From Cranleigh take the B2127 to Ewhurst. Continue through the village of Ewhurst, past the village hall and at the mini roundabout at the Bulls Head Public House continue straight over into the Shere Road. Just after Coneyhurst Lane on the left, turn right into Ewhurst Place driveway (by the turreted lodge house), continue up the driveway and after the first driveway and laurel hedge, take the second driveway on the right hand side to The Coach House.

**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: G**

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.

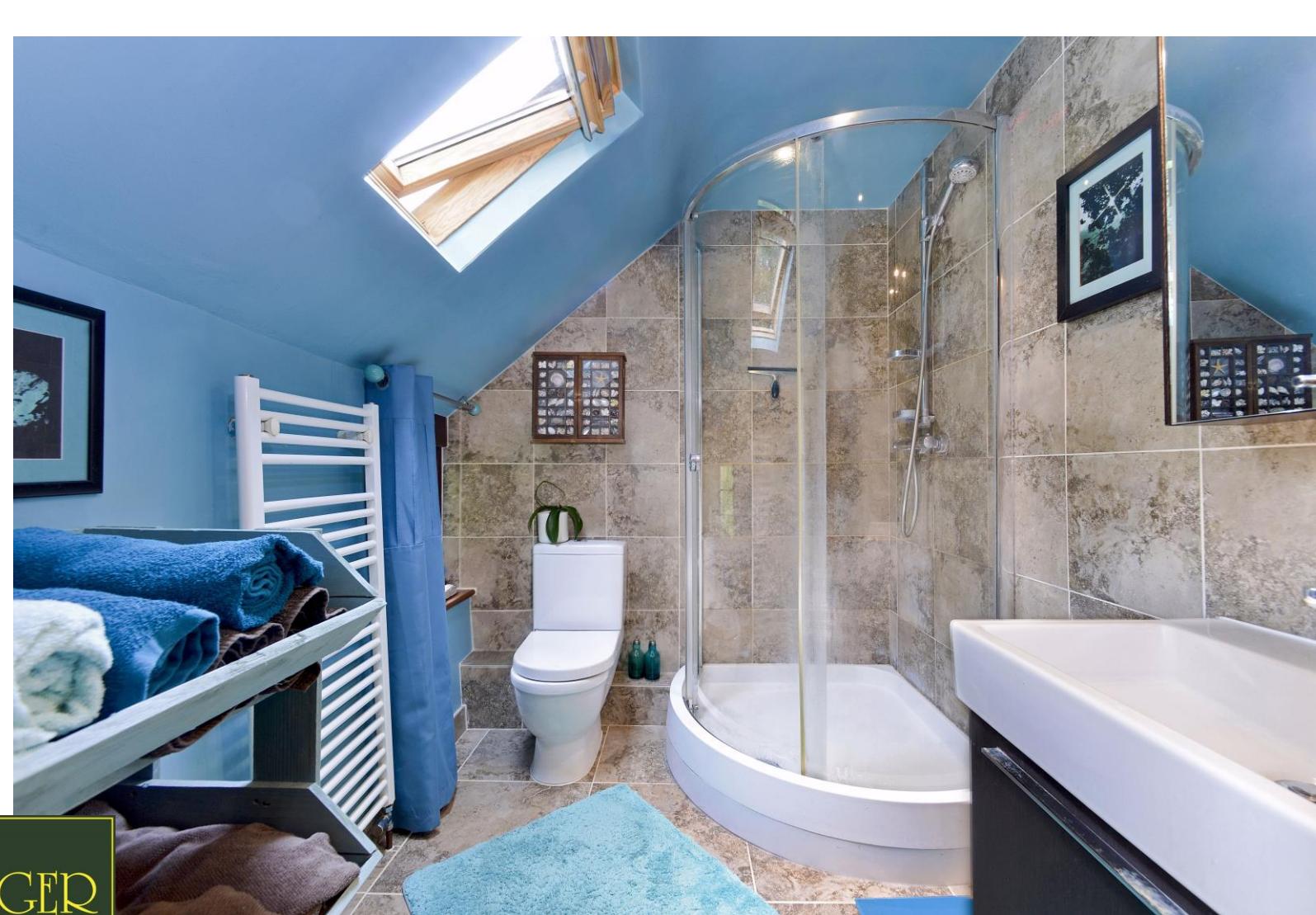
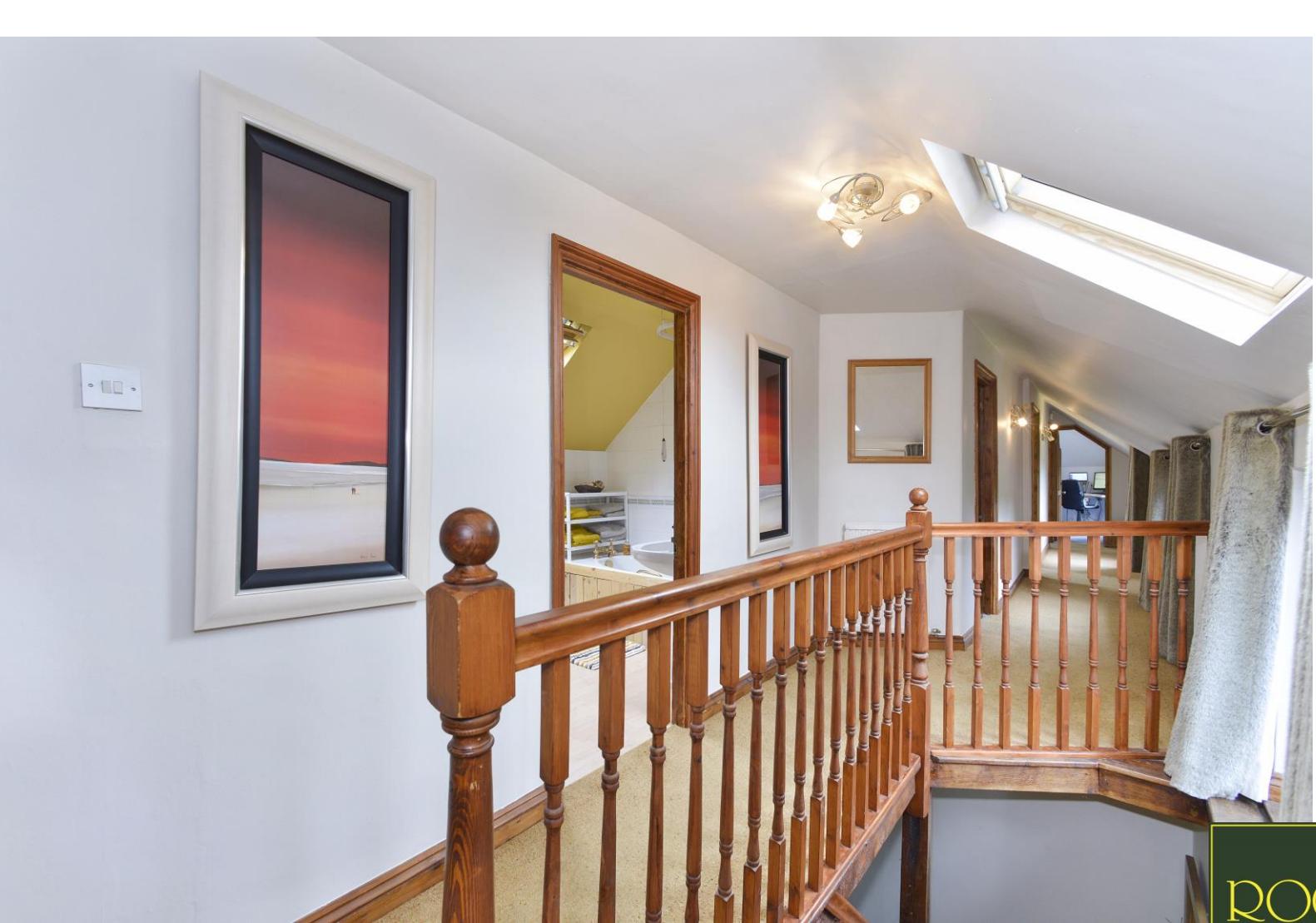
Approximate Gross Internal Area  
 Ground Floor = 111.1 sq m / 1196 sq ft  
 First Floor = 90.8 sq m / 977 sq ft  
 Garage = 25.5 sq m / 274 sq ft  
 Total = 227.4 sq m / 2447 sq ft

# Ewhurst Place





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