



HOME FARM COTTAGE

Ewhurst, Cranleigh, Surrey





AN IMMACULATELY PRESENTED, FOUR-BEDROOM HOME, SURROUNDED BY FIELDS

Summary of accommodation

Ground Floor: Entrance hall | Sitting room | Drawing room
Kitchen/dining room | Study/family room | Utility room | Guest cloakroom

First Floor: Principal bedroom with en suite bathroom | Three bedrooms | Family bathroom

Garden and Grounds: Detached double garage | Office | Shed

In all about 0.8 acres

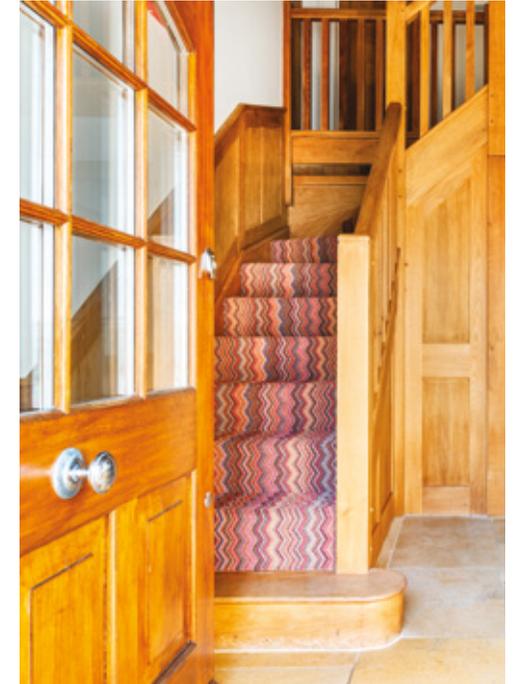
Distances: Ewhurst 1.8 miles, Cranleigh 3.4 miles, Guildford 12.2 miles, Central London 38.3 miles
Gomshall station 7.7 miles (56 from minutes to London Waterloo), Dorking station 13.2 miles
(55 from minutes to London Waterloo), Guildford station 11.8 miles (from 36 minutes to London Waterloo)
A3 (Guildford northbound) 14.3 miles, A3 (Guildford southbound) 12.1 miles, M25 (Junction 10) 15.7 miles
Gatwick Airport 18.8 miles, Heathrow Airport 31.6 miles
(All distances and times are approximate)

SITUATION

Ewhurst is a charming village in the Surrey Hills, offering a tranquil rural setting with scenic countryside and walking trails. With a strong community, local amenities including a shop, pub, and primary school, it's an ideal spot for families. Nearby Cranleigh provides further services, while Guildford and Godalming are within easy reach for more extensive amenities and transport links. Ewhurst combines peaceful village life with convenient access to larger towns, making it a highly sought-after location.

Schools in the area include St Catherine's in Bramley, Duke of Kent in Ewhurst, Cranleigh School, Cranmore in West Horsley, Charterhouse in Godalming, St Teresa's in Effingham as well as The Royal Grammar School and Prep School, Guildford High School, George Abbot, Tormead all in Guildford.

Ewhurst offers a wealth of outdoor pursuits, set within the stunning Surrey Hills. Residents and visitors can enjoy scenic walking and hiking trails, cycling through Winterfold Forest, and horse riding along local bridleways. The village boasts inviting pubs such as The Crown Inn, while nearby Cranleigh offers a selection of shops, cafes, and cultural events. The nearby village of Shere provides further charm, and historic landmarks including Leith Hill Tower and Guildford's medieval castle are within easy reach. For leisure, Guildford Golf Club and Broadwater Park in Godalming are easily accessible, while the River Wey offers tranquil spots for fishing and kayaking. With its combination of outdoor activities, heritage, and village charm, Ewhurst is a highly desirable location to enjoy a rural yet connected lifestyle.





HOME FARM COTTAGE

Home Farm Cottage is an attractive, detached four bedroom home featuring timber clad elevations and a slate roof. The property is beautifully presented throughout, showcasing a stunning handmade Tom Ford kitchen, immaculate fitted furniture in the living areas and bedrooms, and charming oak beams set within vaulted ceilings.

On the ground floor, the spacious drawing room includes a central open fireplace and bi fold doors opening onto the rear garden. There are two additional reception rooms: one currently used as a study and the other as a snug TV room.

The first floor benefits from vaulted ceilings with exposed oak beams. The principal bedroom features built in wardrobes, a generous en suite bathroom, and views over the rear garden. There are three further double bedrooms, all with handmade fitted wardrobes, along with a well appointed family bathroom.











Approximate Gross Internal Area:
 Ground Floor = 1,207 sq ft / 112.09 sq m
 First Floor = 1,207 sq ft / 112.09 sq m
 Shed = 322 sq ft / 29.94 sq m
 Outbuilding = 188 sq ft / 17.50 sq m
 Garage = 317 sq ft / 29.44 sq m
 Total = 3,241 sq ft / 321.06 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



GARDEN AND GROUNDS

Home Farm Cottage sits within approximately 0.8 acres and is approached via electric gates. To one side of the property is a double carport, along with an excellent home office that benefits from heating, air conditioning, and Wi Fi.

Running the full width of the rear elevation is a stone terrace, seamlessly connecting the house to the garden beyond, which is predominantly laid to lawn.

PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity, drainage, oil-fired / gas central heating and private drainage.

Local Authority: Waverley Borough Council: 01483 523333

EPC Rating: Band D

Council Tax: Band XX

Tenure: Freehold

Directions

Postcode: XX1 1XX

what3words: ///XX.XX.XX

Viewings: Viewing is strictly by appointment through Knight Frank.







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