



1 WHITE HART COTTAGES
THE STREET, EWHURST, CRANLEIGH, SURREY

JACKSON-STOPS 

**1 WHITE HART COTTAGES, THE STREET, EWHURST, CRANLEIGH,
SURREY GU6 7QD
GUIDE PRICE £595,000**

**A BEAUTIFULLY RESTORED GRADE II* LISTED
VILLAGE COTTAGE WITH ENCHANTING
GARDENS, DETACHED GARDEN STUDIO
AND PRIVATE PARKING**



DISTANCES

CRANLEIGH 2.7 MILES
GOMSHALL STATION 5 MILES
DORKING 10 MILES
GUILDFORD 10 MILES
HORSHAM 11 MILES
M25 (J 10) 17 MILES

GROUND FLOOR

- Dining hall
- Sitting room
- Kitchen/breakfast room

FIRST FLOOR

- Main bedroom with built-in wardrobes
- Two further double bedrooms
both with built-in wardrobes
- Family bathroom

OUTSIDE

- Beautifully established front garden
- Delightful rear courtyard garden
- Detached insulated garden studio/home office
- Driveway providing off-street parking
- Shared vehicular access to the rear

DESCRIPTION

1 White Hart Cottages is an absolutely charming Grade II* listed end-of-terrace cottage, rich in period character and displaying a wealth of original features. Occupying a delightful position in the heart of the highly sought-after Surrey village of Ewhurst, the property enjoys beautifully established front and rear gardens, together with the benefit of a detached garden studio/home office and private driveway parking. The present owners have undertaken a sensitive programme of improvement, sympathetically enhancing the cottage to an exceptional standard whilst preserving its wealth of period character. A long, meandering pathway winds through the wonderful front garden to the welcoming entrance. The accommodation centres around an attractive dining hall and a superb triple-aspect sitting room measuring over 25 feet in length, flooded with natural light and featuring elegant wood-strip flooring together with two traditional fireplaces, one incorporating an open fire and the other a gas stove. The beautifully appointed kitchen/breakfast room is fitted with an excellent range of quality base and eye-level units, complemented by wood work surfaces, perfectly in keeping with the cottage's period charm. The first floor provides three well-proportioned double bedrooms, two enjoying a dual aspect, all benefiting from built-in wardrobes. These are served by a spacious and luxuriously appointed family bathroom, complete with both a bath and separate shower. Outside the delightful front garden is a particular feature, thoughtfully planted with an abundance of mature shrubs, colourful herbaceous borders and specimen trees to provide year-round interest. To the rear, a private courtyard garden enjoys two generous paved terraces, established planting and an excellent degree of privacy and seclusion. A detached insulated garden studio provides an ideal home office or creative workspace, while shared vehicular access leads to the rear driveway providing valuable off-street parking.

LOCATION

Ewhurst is one of Surrey's most sought-after villages, occupying an enviable position amidst some of the county's finest countryside. The village offers an excellent range of everyday amenities including a village shop, two churches, primary school, nursery and the popular Bull's Head Inn. The nearby village of Cranleigh, approximately two miles to the west, provides a comprehensive range of independent shops, supermarkets, cafés, restaurants and sporting facilities, together with an excellent selection of both state and independent schools. The county town of Guildford lies to the north-west and offers extensive shopping, leisure and cultural amenities, together with a fast and frequent rail service to London Waterloo. To the north-east, the historic market town of Dorking provides additional shopping facilities and regular rail services to both London Victoria and London Waterloo. The surrounding countryside, much of which lies within the Surrey Hills National Landscape, is renowned for its outstanding natural beauty, offering miles of footpaths, bridleways and opportunities for walking, cycling and riding



1 WHITE HART COTTAGES

MAIN HOUSE 1,184 SQ FT/110 SQ M

HOME OFFICE 60 SQ FT/5.6 SQ M

TOTAL APPROX. FLOOR AREA 1,244 SQ FT/115.6 SQ M

Post Code: GU6 7QD

Latitude: 51.155441 Longitude: -0.441972

What3words: tacky.winners.rift

Council Tax Band: F

Local Authorities:

Waverley Borough Council, Tel. 01483 523333

Surrey County Council, Tel. 03456 009009

Tenure: Freehold

Broadband: FTTC

Utilities:

Electric – Mains supply

Water – Mains supply

Heating – Gas central

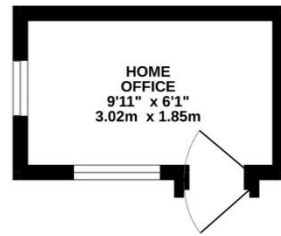
Sewerage – Mains supply

Rights and Restrictions:

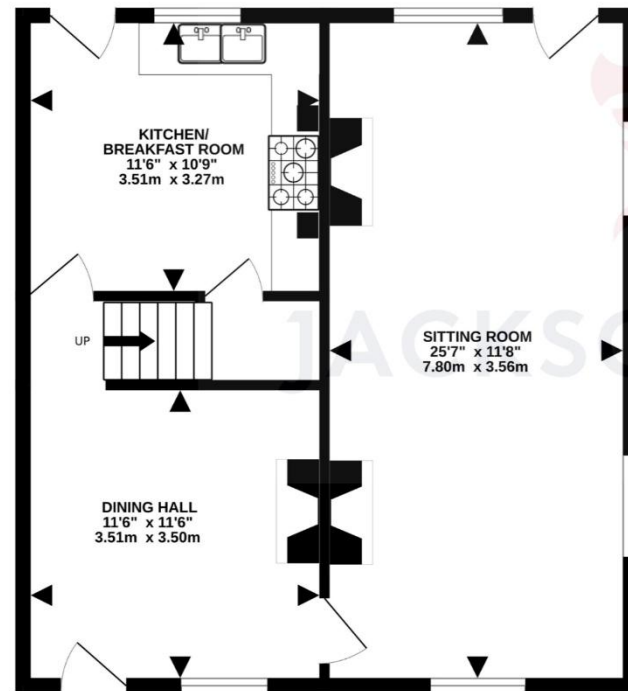
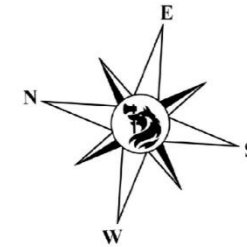
Ask agent

Risks:

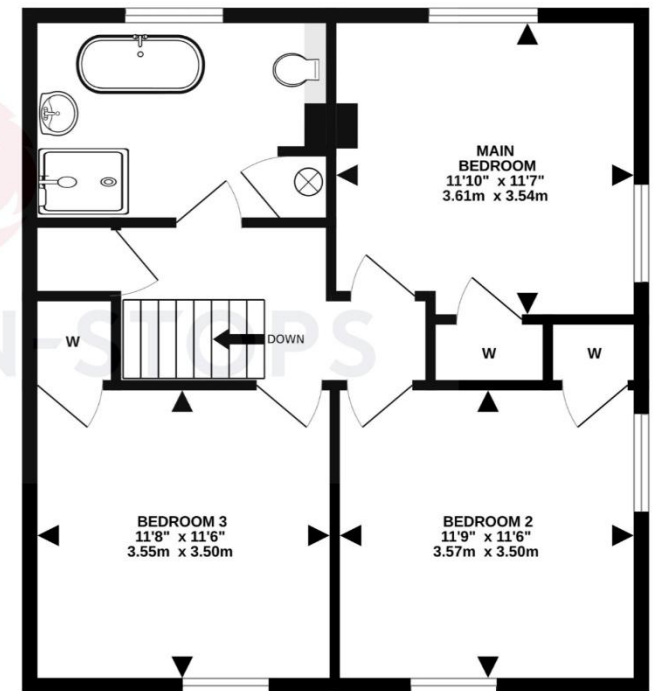
No flood risks



HOME OFFICE



GROUND FLOOR



FIRST FLOOR

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

DORKING

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PROPERTY EXPERTS SINCE 1910