



# GADBRIDGE LANE, EWHURST

THIS 3 BEDROOM ACCESSIBLE BARN CONVERSION MAKES THE MOST OF THE ORIGINAL CHARACTER FEATURES YET BLENDS SEAMLESSLY WITH MODERN COMFORTS, CREATING A TRULY LOVELY HOME WITH A LARGE EXTERNAL HOME OFFICE, PRIVATE GARDEN & PARKING.

# PROPERTY FEATURES

## HOUSE

- 3 BEDROOMS EACH WITH EN SUITES
- MASTER BEDROOM ON THE GROUND FLOOR
- BEAUTIFUL ENTRANCE HALL
- BRIGHT & LIGHT KITCHEN CHARACTERFUL DINING & SNUG
- COSY SITTING ROOM
- UNDERFLOOR HEATING
- ORANGERY OVERLOOKING THE GARDEN
- DOWNSTAIRS WC
- ACCESSIBLE LIVING ON THE GROUND FLOOR.

## OUTSIDE

- PRIVATE REAR GARDEN
- PATIO & SEATING AREA
- CINEMA / OFFICE ROOM WITH WC (POSSIBLE GUEST ACCOMMODATION)
- PARKING FOR MULTIPLE CARS
- STORAGE AREA
- ELECTRIC GATE

## THE AREA

- EWHURST IS NESTLED AT THE FOOT OF THE SURREY HILLS WITH ACCESS TO THOUSANDS OF ACRES OF COUNTRYSIDE.
- EWHURST HAS AN INFANT SCHOOL, VILLAGE SHOP & CRICKET CLUB.
- CRANLEIGH VILLAGE (2 MILES), WITH ITS INDEPENDENT SHOPS, LEISURE FACILITIES, AND SUPERMARKET.
- GUILDFORD & M25 (J9) WITHIN 30 MINS



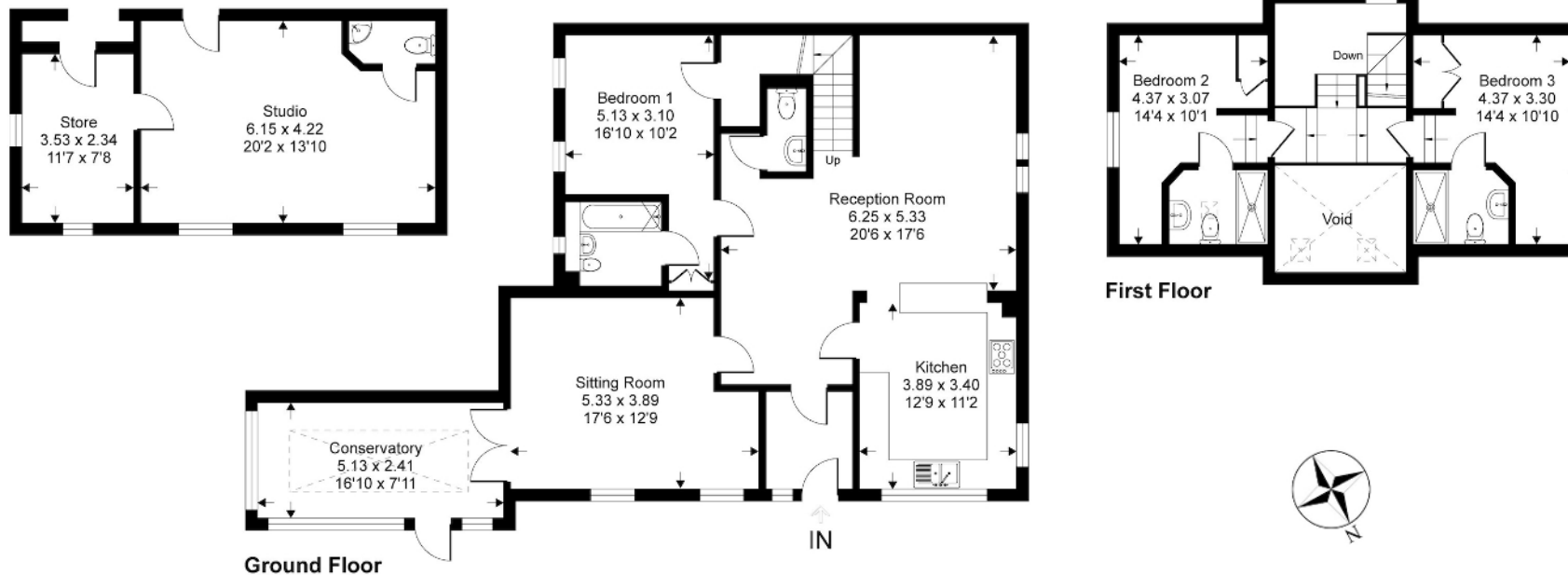


THE CURRENT OWNERS LOVINGLY CONVERTED GROOMS BARN INTO A BEAUTIFUL 3 BEDROOM FAMILY HOME. THE BARN OFFERS AN ABUNDANCE OF CHARACTER WITH ITS HIGH CEILINGS, AND BEAUTIFUL BEAMS, WHICH ARE CLEVERLY USED TO DEFINE THE KITCHEN AND DINING SPACE.

THE ORANGERY OFFERS AN IDYLIC SPACE TO SIT AND LOOK OUT INTO THE PRIVATE GARDEN. IT IS THE OWNERS FAVORITE SPACE TO RELAX & UNWIND.

THE CLEVERLY CONVERTED GARAGE OFFERS A GREAT SPACE AS A STUDIO, OFFICE OR AS ADDITIONAL ACCOMMODATION WITH ITS OWN W/C AND SEPARATE ACCESS.





This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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COUNCIL TAX BAND: F

COUNCIL: WAVERLEY BOROUGH COUNCIL

SERVICES: MAINS GAS & SEWERAGE

TENURE: FREEHOLD

APPROX GROSS INTERNAL AREA = 151SQ M / 1626 SQ FT

APPROX OUTBUILDINGS INTERNAL AREA = 34SQ M / 368 SQ FT

APPROX TOTAL INTERNAL AREA = 185SQ M / 1994 SQ FT (EXCLUDES VOID)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



INTERNATIONAL BRAND - LOCAL ESTATE AGENT 07464 043045

TO ARRANGE A VIEWING OR FOR MORE INFORMATION CALL REBECCA 07464 043 045.