



GADBRIDGE LANE, EWHURST

THIS WELL PROPORTIONED 5 BEDROOM FAMILY HOME SET IN 0.3 ACRES OFFERS A BRIGHT AND AIRY HOME WITH A LARGE GARDEN, PATIO AREA, DOUBLE GARAGE & PARKING.

PROPERTY FEATURES

HOUSE

- 4 DOUBLE BEDROOMS AND 1 SINGLE BEDROOM
- BUILT IN WARDROBES & DESK IN THE BEDROOMS.
- MASTER BEDROOM WITH EN-SUITE
- LARGE DUAL ASPECT SITTING ROOM WITH FRENCH DOORS ON TO THE GARDEN
- BRIGHT CENTRAL HALL
- LARGE DINING ROOM, ADJACENT TO THE KITCHEN WITH EATING AREA
- FANTASTIC OFFICE SPACE

OUTSIDE

- PRIVATE REAR GARDEN WITH GENEROUS LAWNED AREA.
- LARGE REAR PATIO
- PLOT SIZE 0.33 ACRES
- PRIVATE DRIVEWAY, PARKING & DOUBLE GARAGE.
- GARDENERS SHED AND COMPOSTING AREA

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 30MINS.





ACCESSED OFF GADBRIDGE LANE LAURIEL HOUSE IS A LOVELY DETACHED FAMILY HOME.

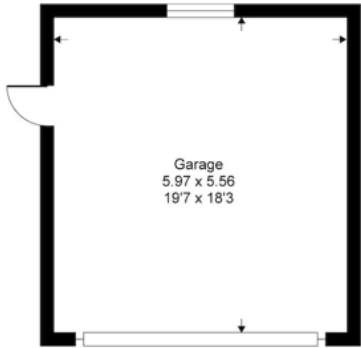
LAURIEL HOUSE HAS WELL PROPORTIONED LIGHT AND AIRY ROOMS, WITH LARGE WINDOWS OVER LOOKING THE GARDEN.

THE CURRENT OWNERS PARTICULARLY LIKE THE 'NICE QUIET LOCATION AND LARGE GARDEN IN WHICH WE WERE ABLE TO BRING UP OUR CHILDREN'

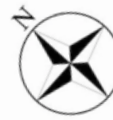
THE PROPERTY HAS 4 GOOD SIZED DOUBLE BEDROOMS EACH WITH BUILT IN WARDROBE AND DESK AREAS. ONE BEDROOM IS CURRENTLY BEING USED AS A MUSIC ROOM. THE LARGE MASTER SUITE HAS TRIPLE ASPECT WINDOWS CREATING A BRIGHT SPACE. WITH A LARGE EN-SUITE SHOWER ROOM.

THE GARDEN HAS A LARGE LAWNED AREA AND PATIO IDEAL FOR BBQ'S OR A QUIET GLASS OF WINE IN THE EVENING. SCREENED BEHIND A HEDGE IS A SHED AND SPACE FOR GARDEN WASTE.



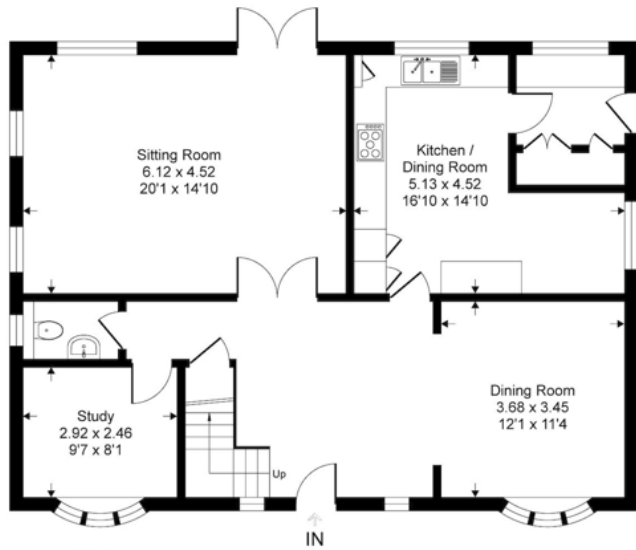


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	85 B

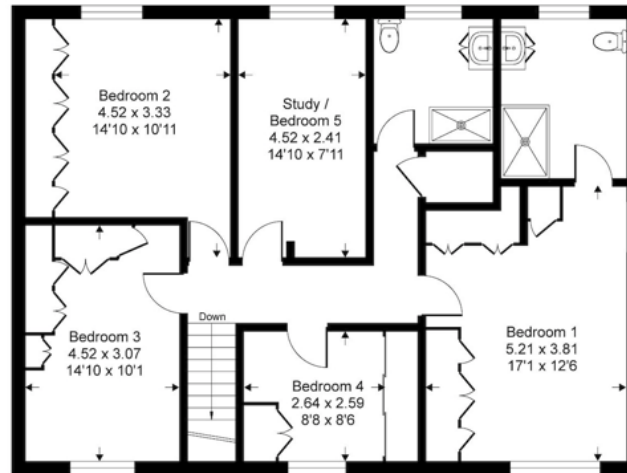


The Paddock, GU6

Approximate Gross Internal Area = 192 sq m / 2067 sq ft
 Approximate Garage Internal Area = 33 sq m / 357 sq ft
 Approximate Total Internal Area = 225 sq m / 2424 sq ft



Ground Floor



First Floor

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: G
 COUNCIL: WAVERLEY BOROUGH COUNCIL
 SERVICES: MAINS GAS & SEWERAGE
 TENURE: FREEHOLD

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