



Wyndrums, The Village, Ewhurst
£950,000



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Est. 1991



Wyndrums The Village

Ewhurst, Cranleigh

- Pretty Grade II listed period house
- Central village location
- Double aspect sitting room with inglenook fireplace
- Modern fitted kitchen/breakfast room with vaulted ceiling
- Three double bedrooms
- Two bathrooms
- Parking

Council Tax band: D

Tenure: Freehold



Ewhurst

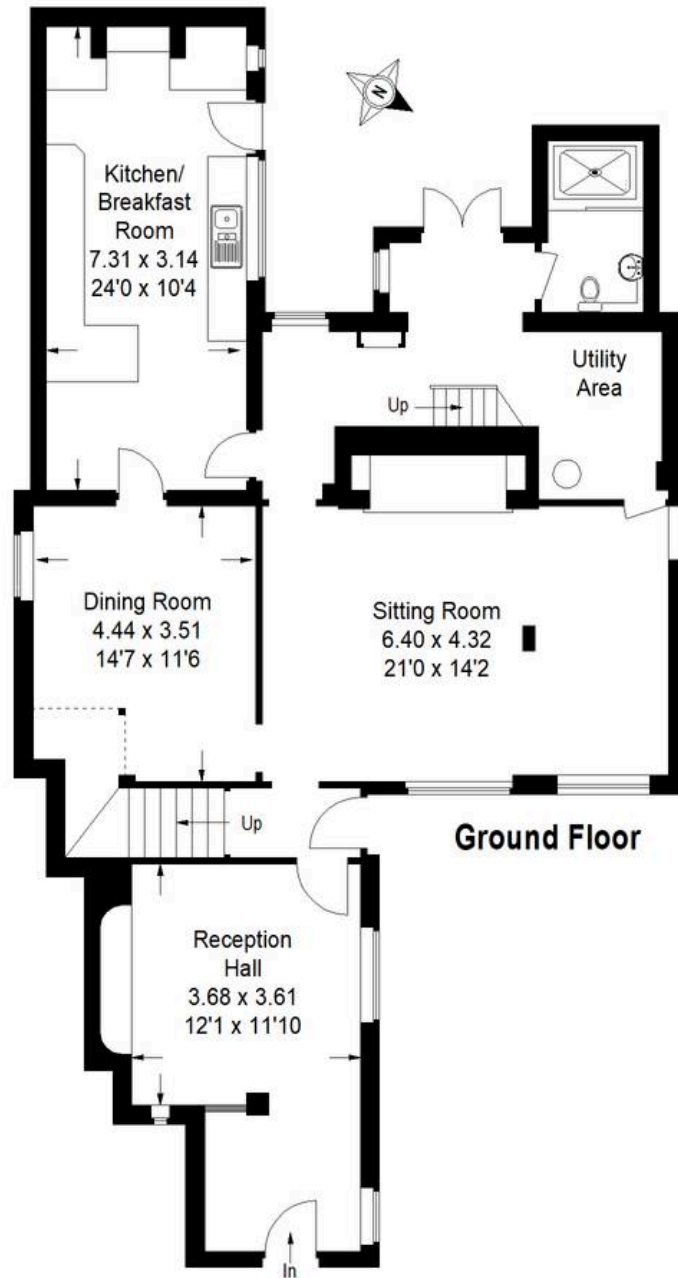
Wyndrums is a delightful attached Grade II listed period cottage with 16th Century origins situated in the heart of the village centre at the foot of the Surrey Hills. The property has attractive weather board elevations and features delightful period features including exposed ceiling timbers and inglenook fireplaces. There is a welcoming reception hall leading to a seating area and in turn into the double aspect sitting room with inglenook fireplace and flagstone flooring. There is a dining room leading to an impressive fitted kitchen with vaulted ceiling and modern units under granite work surfaces, breakfast bar and door to courtyard garden. Completing the ground floor there is a utility area and ground floor shower room and cloakroom. Stairs rise to the first floor where there are three double bedrooms with the principal bedroom having an ensuite bathroom and adjoining dressing room/nursery. There are stairs to a very useful large loft space providing superb storage. Outside there is a pretty front courtyard garden set behind low picket fencing. There is a rear courtyard garden with paved patio area adjoining flower and shrub borders and provides off road parking behind double gates. It should be noted typically with period properties there are some low beams through the property. We highly recommend an early visit to fully appreciate this delightful period village house which enjoys the convenience of being centrally located yet having immediate access to countryside walks and pursuits.



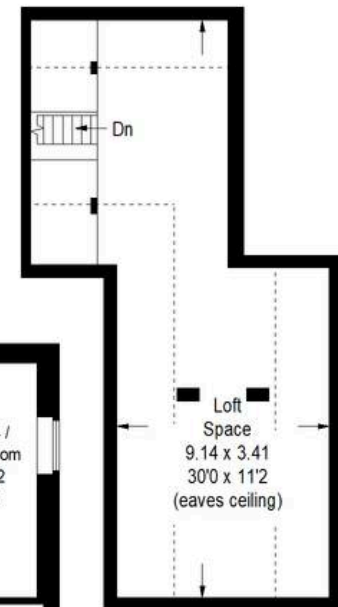
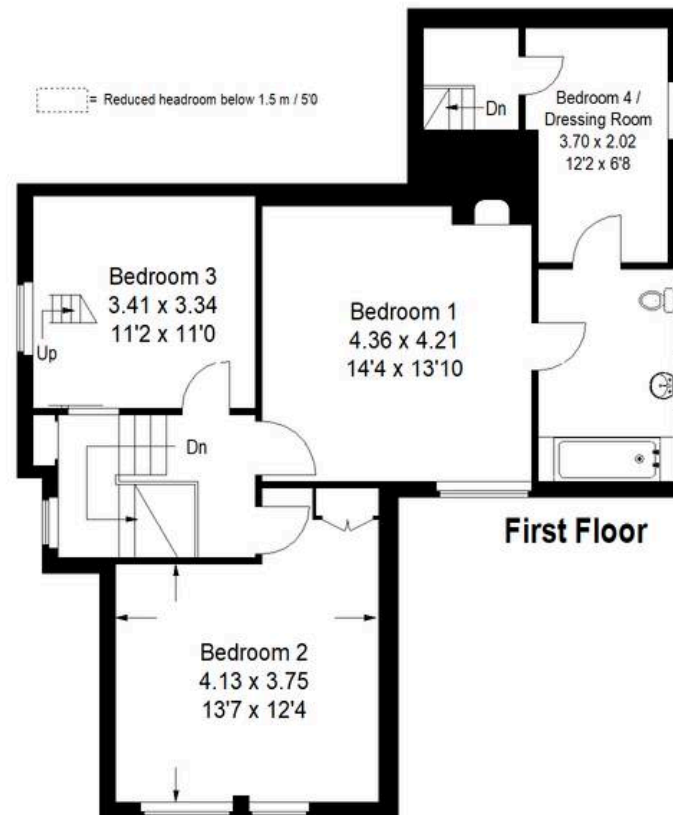


The Street, Ewhurst

Approximate Gross Internal Floor Area:
 Ground Floor 117.1 sq m / 1260 sq ft
 First Floor 76.9 sq m / 828 sq ft
 Loft 29.0 sq m / 312 sq ft
 Total 223 sq m / 2400 sq ft



Reduced headroom below 1.5 m / 5'0



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.



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For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and 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.