



**Malricks, The Street, Ewhurst. GU6 7RH**  
**£925,000**



**ROGER COUPE**  
*your local property experts*

**ESTATE AGENT**  
Est. 1991



## Malricks

- Detached family home
- Four double bedrooms
- Three bathrooms
- Large garden of approx 0.5 of an acre
- Double garage
- Cart barn/workshop

Ewhurst is a lovely, semi-rural village nestled at the base of the beautiful Surrey Hills just a few miles north east of Cranleigh. Its population of 2,500 have access to an array of amenities including a well-run general store, medieval church, recently updated pub, village club and a variety of independent retailers including a hairdresser, beauty shop and vet practice. The village has a play group, pre-school and infant school as well as a range of private and state schools in nearby villages. These include Duke of Kent School in Peaslake, Hurtwood House School, Cranleigh School and Glebelands High. It has a range of sports and social clubs with local playing fields and is generally a wonderful area for pursuing outdoor activities such as walking, horse riding and mountain biking. Nearby (just 4.5 miles) Ockley Train Station provides convenient access up to London Victoria. Other mainline stations can be found in Guildford, Dorking or Horsham. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

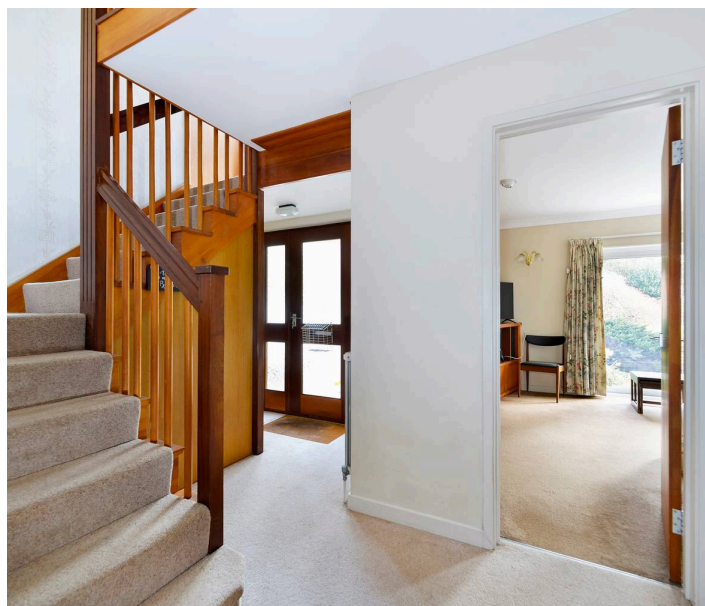
EPC Environmental Impact Rating:



# Malricks

The Street, Cranleigh

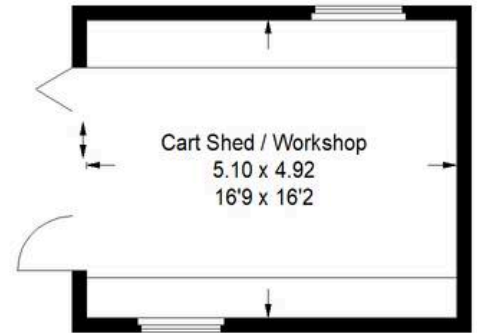
An individually designed four bedroom detached family home with accommodation arranged over two floors, with a welcoming reception hall, double aspect sitting room, kitchen with dining room off, utility room and ground floor cloakroom. On the first floor there are four bedrooms with the principal bedroom having an ensuite shower room, three further double bedrooms and a study/sewing room, shower room and family bathroom. Outside, the property sits on a good size garden plot with areas of formal garden having lawns and flower and shrub borders around, both to the front and rear of the property, a tarmac driveway with parking for plenty of cars leading to a double garage. Across the driveway, there is a barn style detached cart barn/workshop and an area of woodland behind. In all, the plot amounts to approximately a half an acre. We highly recommend a visit to fully appreciate the potential on offer and enjoy its most convenient central village location.



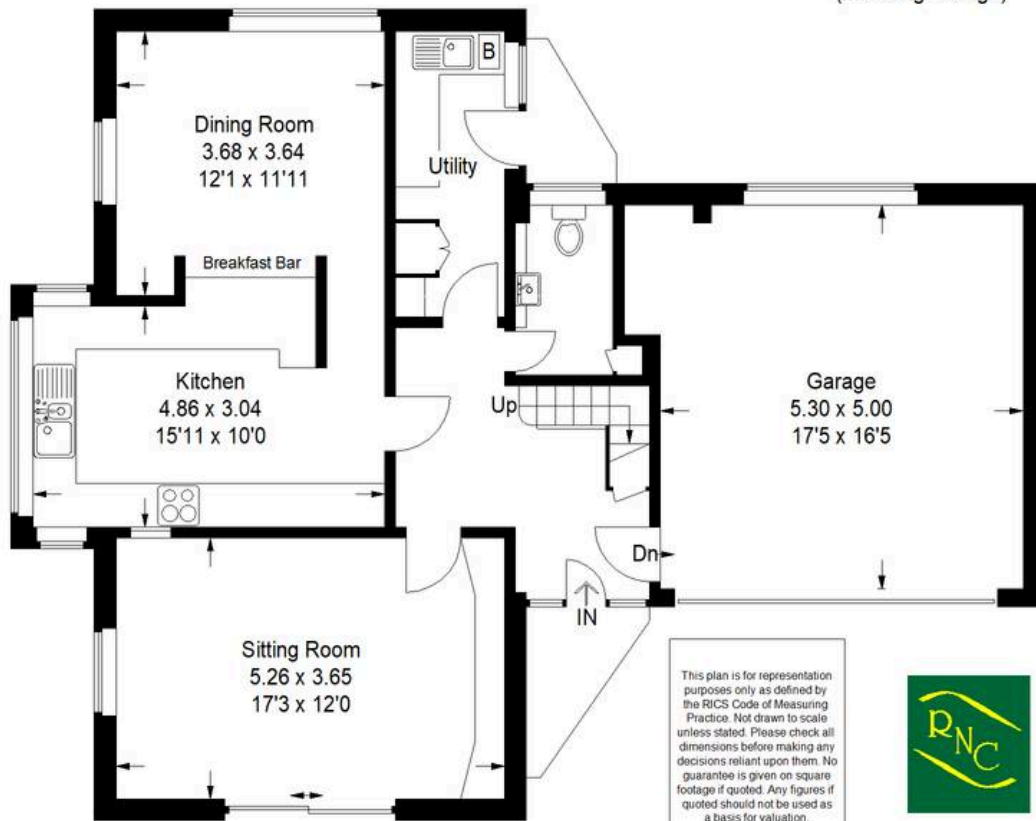


# Malricks, The Street, Ewhurst

Approximate Gross Internal Area  
 Ground Floor = 98.8 sq m / 1063 sq ft  
 First Floor = 92.5 sq m / 996 sq ft  
 Outbuilding = 20.9 sq m / 225 sq ft  
 Total = 212.2 sq m / 2284 sq ft  
 (Including Garage)

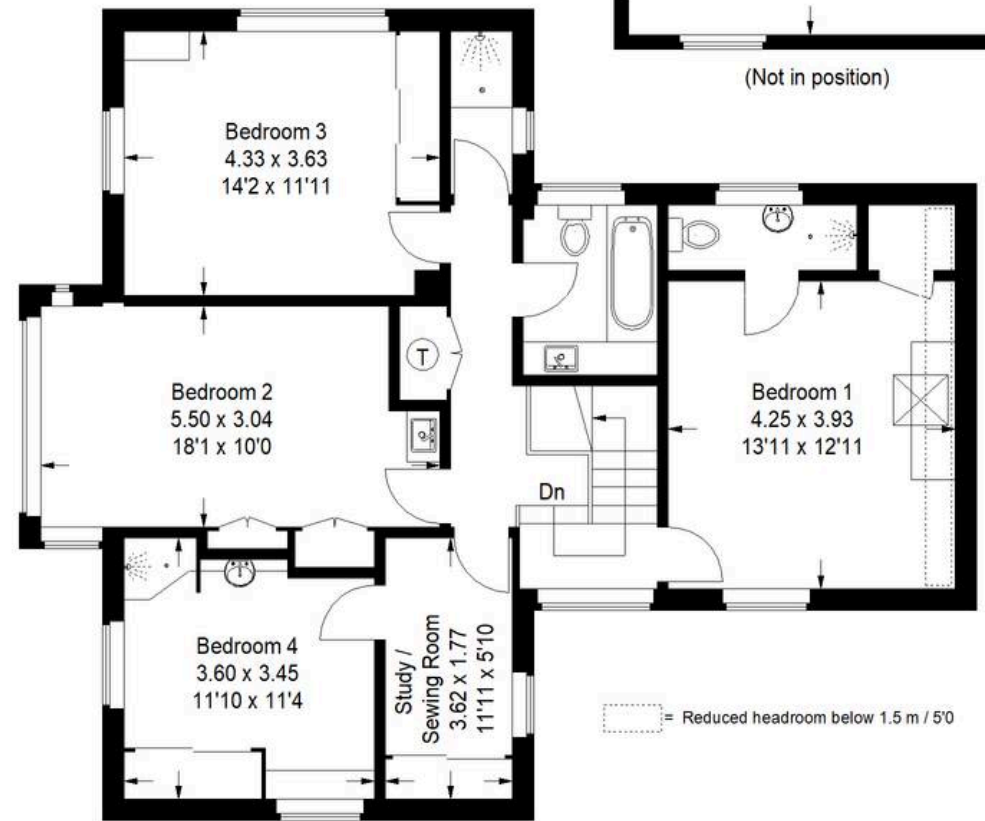


(Not in position)



Ground Floor

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.



First Floor

= Reduced headroom below 1.5 m / 5'0



## Roger Coupe Estate Agent

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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.