



3 Cherry Tree Lane, Ewhurst, GU6 7GG

Offers Over £700,000



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ESTATE AGENT  
Est. 1991



## 3 Cherry Tree Lane

Ewhurst, Cranleigh

- Attractive weather boarded elevations
- Detached family home in small village development
- Three bedrooms
- Two bathrooms
- Double aspect sitting room with fireplace
- Large open plan kitchen/dining room.
- Through floor lift to first floor.
- Garage with electric door
- Electric car charging point.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



This beautifully presented three bedroom detached house offers a wonderful blend of character and modern convenience, set within a sought-after small village development. The attractive weather boarded elevations create an immediate sense of charm, while inside, the accommodation has been thoughtfully designed for comfortable family living. The spacious double aspect sitting room is a true highlight, featuring a welcoming fireplace that provides a cosy focal point for relaxing evenings. The heart of the home is the large open plan kitchen and dining room, perfect for family gatherings and entertaining friends, with plenty of space for both cooking and dining. Upstairs, three well-proportioned bedrooms ensure ample accommodation for families or visiting guests, complemented by two stylish bathrooms (including an en suite to the principal bedroom). A particularly unique feature is the through floor lift, providing easy access between floors and future-proofing the home for many years to come. The property also benefits from a garage with an electric door, as well as an electric car charging point, ensuring practicality for modern living.

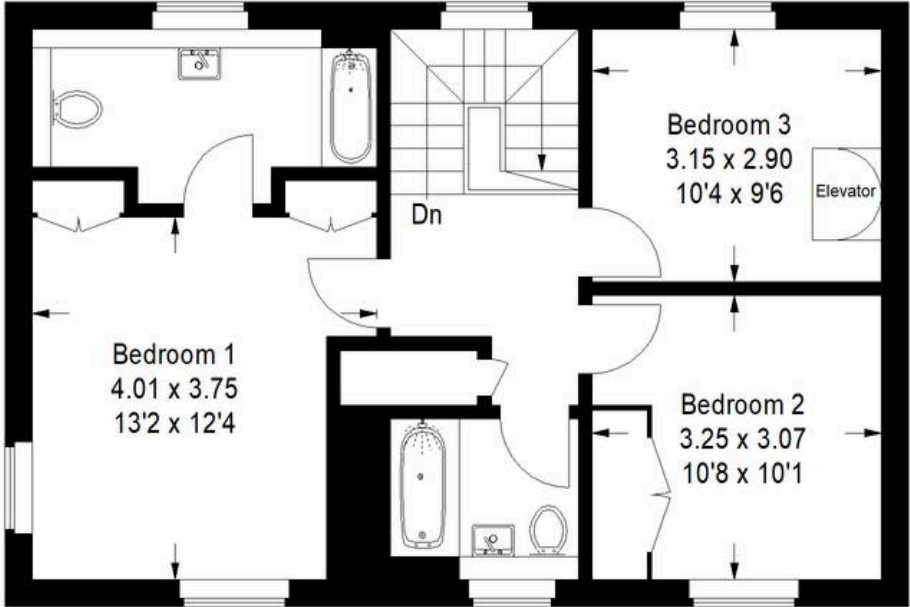
Stepping outside, the property offers a delightful garden that provides both privacy and a peaceful setting to enjoy the outdoors. There is a generous patio area, ideal for summer barbeques or simply relaxing with a morning coffee while taking in the surrounding greenery and well stocked shrub borders. We highly recommend a viewing to fully appreciate the accommodation on offer.





# Cherry Tree Lane, Ewhurst

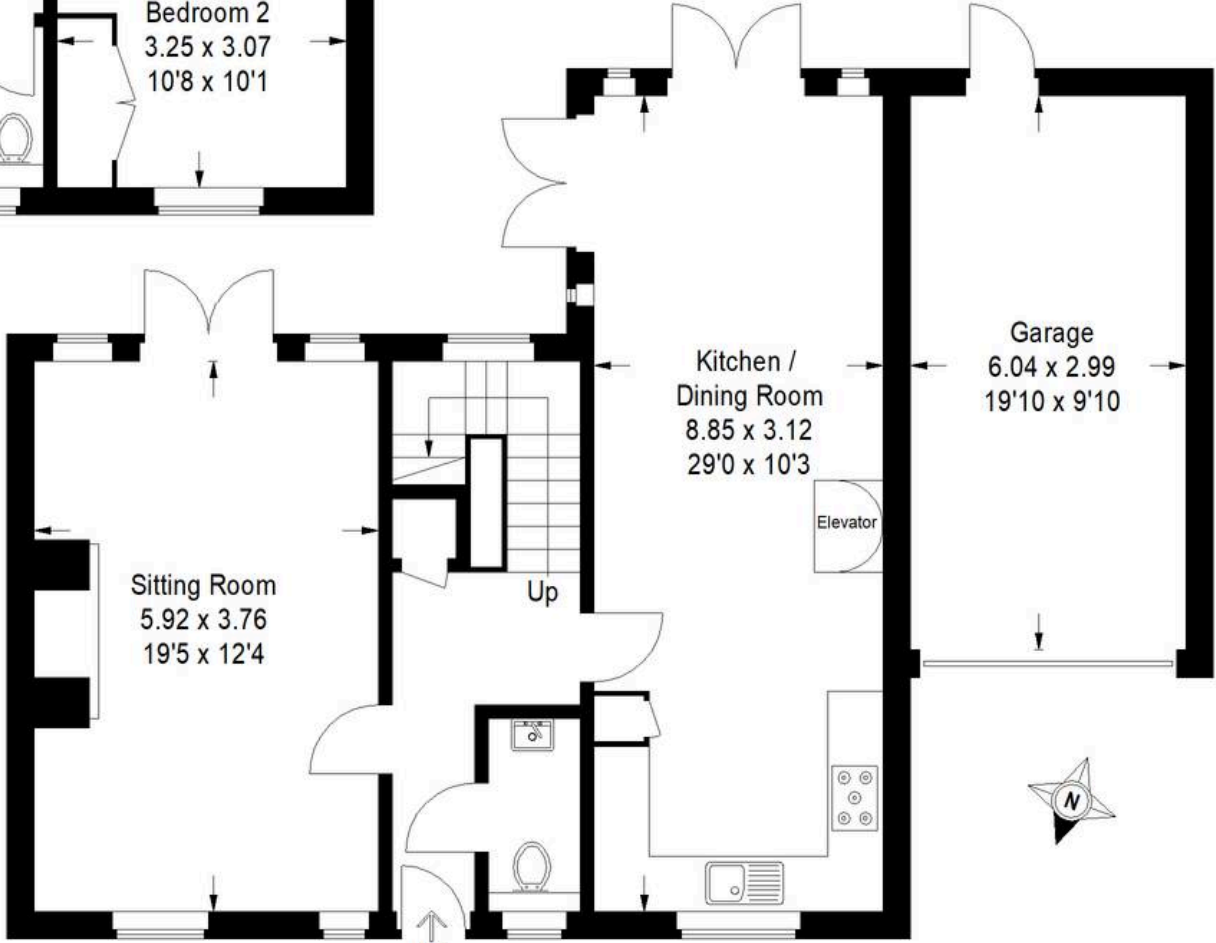
Approximate Gross Internal Area = 119.5 sq m / 1287 sq ft  
 Garage = 18.0 sq m / 194 sq ft  
 Total = 137.5 sq m / 1481 sq ft



**First Floor**

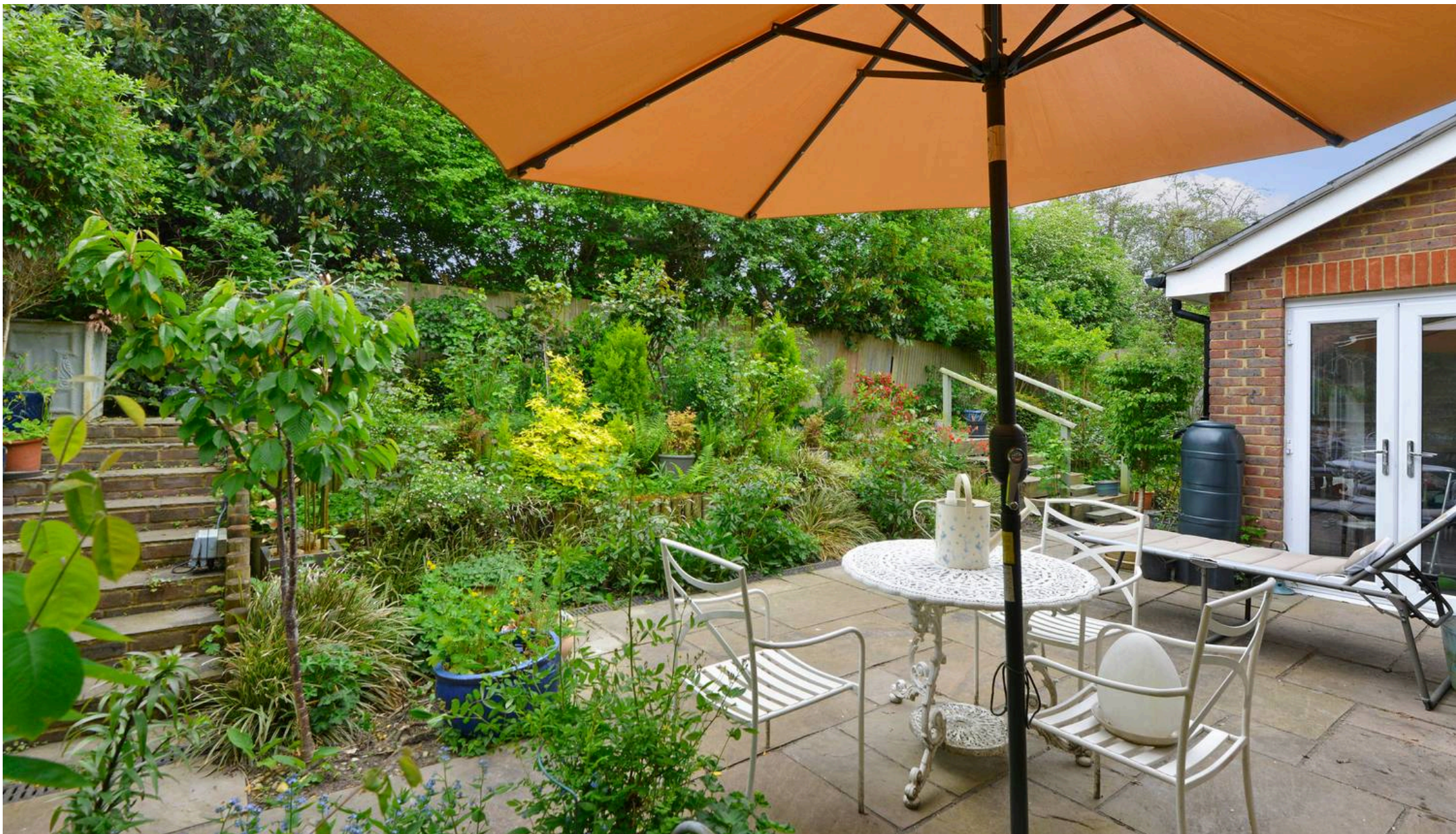


This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



**Ground Floor**





## 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.