



**4 Cottages On The Green GU6 7GH**  
Offers In The Region Of £515,000



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

ESTATE AGENT  
Est. 1991



## 4 Cottages On The Green, The Street, Ewhurst GU6 7GH

Freehold / EPC: B / Council Tax Band: E

- Immaculately Presented Interior
- Stunning Open-Plan Kitchen / Living Room
- Two Bathrooms
- Views Of The Village Green
- Garden Summerhouse / Home Office
- Gated Parking With Two Allocated Spaces
- New Build Warranty Remaining
- Stylish Kitchen With Integrated Appliances
- Short Walk To Village Shop, Pub & Social Club

A surprisingly spacious and light, immaculately presented two bedroom modern house in this prime village position.

This attractive mid-terraced house was built in 2022 and is located in the heart of the pretty Surrey Hills village of Ewhurst. The main room of the house is the stunning open-plan kitchen / dining / living room which is finished to a high specification and immaculately presented. The contemporary kitchen is fully integrated with Bosch appliances and has a breakfast bar for convenience. There is ample space for a dining table and chairs and this reception space is bathed in natural light from the French-style double glazed doors opening onto the rear garden.



## 4 Cottages On The Green

The first floor comprises a good-sized primary bedroom with a stylish ensuite shower room, and there is a second double bedroom to the front and further bathroom.

Further benefits are underfloor heating to the ground floor with engineered oak flooring, porcelain tiled bathrooms and Fibre broadband

The private rear garden is partly paved to provide a terrace which is an ideal space for relaxing in summer months, and a lawn with summerhouse / home office to the rear. There is rear gated access which leads to the residents' gated car park and the two allocated parking spaces. There is a cottage style front garden with gate and pathway leading to the covered front door, and the house has views over the village green.

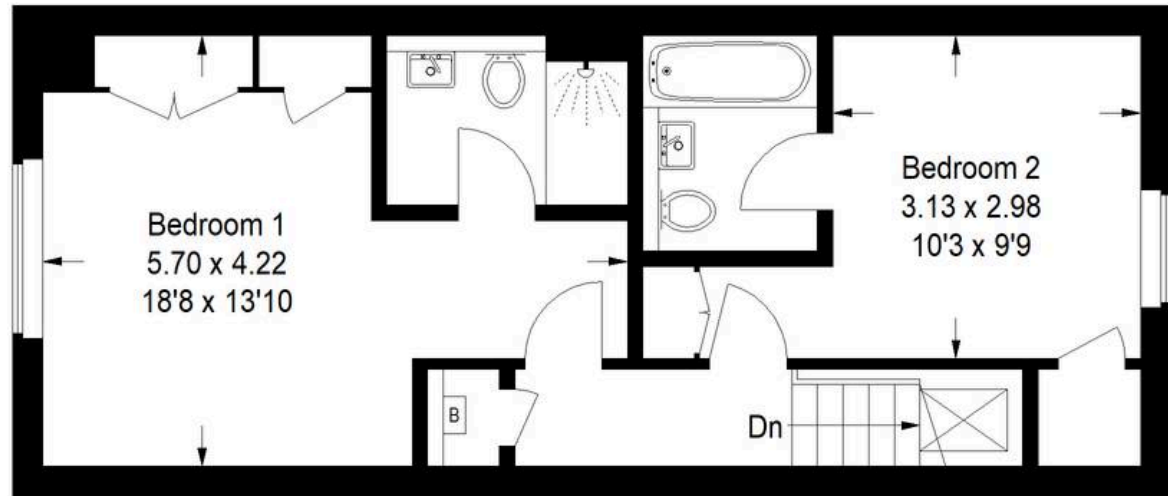




# Cottages On The Green, Ewhurst



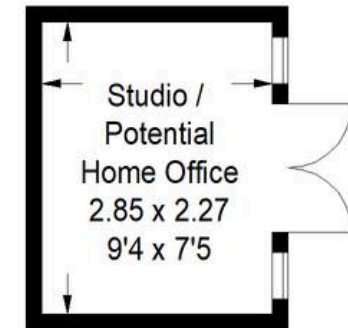
Approximate Gross Internal Area  
 Ground Floor = 45.6 sq m / 491 sq ft  
 First Floor = 44.9 sq m / 483 sq ft  
 Out Building = 6.4 sq m / 69 sq ft  
 Total = 96.9 sq m / 1043 sq ft



**First Floor**



**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.



## 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.