

SHANGANI







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PLOUGH LANE, EWHURST, SURREY, GU6 7SG

A charming and substantial 1930's 4387 sq. ft. period family home with six bedrooms, four bathrooms and superb reception space. Positioned in a semi-rural position, enjoying 1.28 acres of grounds.

- Reception hall, drawing room, dining room, family/media room, snug, study
- Luxury modern fitted kitchen with breakfast bar and Aga, walk-in pantry, utility/laundry room
 - A full-size mobility lift to the first floor
- Principal bedroom suite, Guest bedroom suite, 4 further bedrooms, 2 further bathrooms
 - Private driveway with ample parking
- 3-box stable block, currently used as a machinery store, gym and bar
 - Beautiful gardens with a paddock
 - In all 1.28 acres

Ewhurst – 0.7 miles, Cranleigh – 2.6 miles, Shere 5.9 miles Guildford – 11 miles (London Waterloo from 37 mins), Horsham - 7 miles, Dorking – 10 miles, Ockley Station 5.7 miles, Gatwick Airport – 17 miles, Central London – 38 miles



THE LOCATION

Sitting at the foot of the Surrey Hills, the property is situated to the south of the village of Ewhurst adjacent to the renowned Hurtwood Polo and Country Club.

Ewhurst is a pretty village located on the Surrey and West Sussex border, about 35 miles from central London. The village offers a local shop, church, pub and cricket club, all surrounded by lovely open countryside with miles of footpaths and bridle paths, leading onto Pitch Hill, Shere Village and beyond.

Shere, this sought-after village boasts an ancient parish Church, two public houses, a village store and a post office for daily needs plus doctors' surgery and dispensary. In addition to the village cricket green, Shere enjoys the benefit of its own Lido which is much prized by the local community.

The larger village of Cranleigh is just 2 miles away and has much to offer with a wide range of traditional shops, supermarkets, an M&S Simply Food store, together with a great variety of boutique stores, restaurants, coffee shops and public houses.

Communications in the area are excellent with commuter train services from Guildford station (Waterloo from about 37 minutes), Horsham, Dorking and Ockley. The A3 is conveniently close and connects with the M25 to provide access to central London, and both Heathrow and Gatwick airports.

Cranleigh School is a short distance away as is Glebelands secondary school, in addition to the excellent Ewhurst village school. There is also a further selection of exceptional schools nearby such as Longacre, St. Catherine's, The Royal Grammar School, Guildford High School for Girls and Duke of Kent, to name but a few.







THE PROPERTY

Shangani is a charming 1930's detached family home beautifully positioned along a leafy semi-rural lane on the edge of Ewhurst village, surrounded by open countryside and the glorious Surrey Hills.

Tucked away behind a mature high laurel hedgerow, the driveway opens to reveal this beautiful home. With red brick lower elevations and clay tile hung frontage, the period detail creates a wonderful sense of arrival.

The double doors of the entrance porch welcome you into a modern, broad and spacious reception hall with limestone flooring and a superb vista at the end of the hall through to the drawing room and gardens beyond.

The main drawing room has a large, centralised fireplace with a wood-burning stove, side doors to the garden terrace and a super full-width curved bay window drinking in the views of the gardens beyond.

The kitchen/breakfast room is an impressive size, separated by a generous breakfast bar area. A large array of eye and base level units finished with a modern and contemporary gloss surface provides ample storage, with a walk-in pantry and a host of display cabinets. The 4 oven gas Aga with power flue adds a touch of country charm, a separate cooking station with a double electric Bosch oven, Bosch warming draw, Integrated AEG microwave, induction hob and extractor all provide alternative cooking facilities. With ample space for a family breakfast table and doors to the garden, this wonderful kitchen is the hub of the house.







Leading from the breakfast area of the kitchen is a generous dining room with rear and side patio doors which, when opened fully, give an inside-outside feel. Also leading from the kitchen is a family/media room with a full length of fitted cabinets and a media wall with recessed and lit display shelves. Double internal doors then open to a snug or second office.

Also on the ground floor is a well-appointed study, with bespoke cabinetry, shelving and wine storage. The laundry/utility room again has a wide range of fitted cupboards, secondary built-in tall freezer and fridge units, a cloakroom and a side entrance door.



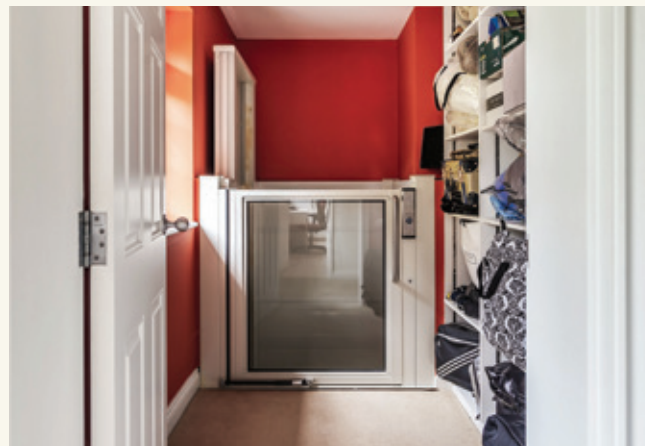


Of note, and rarely found, is a full-sized mobility lift to the first floor. Accessed from the reception hall, and discreetly hidden behind a mirrored door, the elevator goes up to the first-floor landing.

The principal bedroom is simply splendid with high ceilings, triple aspect windows and French doors leading out to a private balcony. A long wall of four double wardrobes has been expertly fitted, and a full modern ensuite bathroom with a separate walk-in shower completes this excellent suite.

A guest suite with fitted storage and an ensuite bathroom is further along the landing. Also on this level are two further double bedrooms, a shower room and a separate W.C. Leading from bedroom three is a large balcony which enjoys some fabulous views.

The second floor hosts two further double bedrooms and a bathroom.







GARDENS AND GROUNDS

Across the rear of the house is an elevated garden terrace area. With a southerly aspect, this is a wonderful sun trap and looks down across the lawn gardens. Situated toward the rear of the garden is a stable block consisting of three boxes.

The stable block has partially been repurposed and is being used as a machinery store/ workshop, a home gym, and a fun den room with a bar and space for seating. A side door leads from the den to the secondary garden patio for those summer BBQ's and gatherings.

Behind a post and rail fence line, the paddock measures approx. 0.79 acres, and is fully enclosed with fencing and a wooded boundary.

INFORMATION

SERVICES

Gas-fired central heating, mains electricity, private drainage.

FIXTURES & FITTINGS

Carpets, curtains, light fittings and garden statuary are excluded from the sale, although some items may be made available by separate negotiation.

TENURE

Freehold

LOCAL AUTHORITY

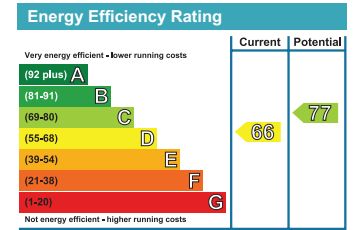
Waverley Borough Council
Tel: 01483 523333







Approximate Gross Internal Area
 Main House: 4387 sq ft / 408.00 sq m
 Outbuildings: 408 sq ft / 38.00 sq m
 Total: 4795 sq ft / 446.00 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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