

11 CHERRY TREE LANE







11 CHERRY TREE LANE

EWHURST, SURREY, GU6 7GG

A substantial five/six bedroom detached family home in the heart of Ewhurst village, offering versatile living space, a mature private garden, ample driveway parking and a detached double garage

- Entrance hall, Sitting room, Study/Snug
- Kitchen/Breakfast room, Dining room, Utility
 - Principal bedroom suite
- Guest bedroom suite, three further bedrooms and a family bathroom
 - Media room or Bedroom 6
- Southerly-aspect private garden
- Private driveway, detached double garage
 - Electric car charging point
 - EPC Rating B

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 (all distances are approximate)



THE PROPERTY

Set within the picturesque Surrey Hills, this impressive five/six-bedroom detached home on Cherry Tree Lane offers the perfect blend of countryside tranquillity and modern family living. Designed with both space and versatility in mind, the property flows beautifully, creating a home that is as well suited to entertaining as it is to everyday family life.

From the moment you step inside, the welcoming hallway sets the tone for the generous proportions throughout. The elegant sitting room, complete with feature fireplace, provides a warm and inviting space to relax, while the formal dining room is ideal for hosting family gatherings. A dedicated study or snug add further flexibility, making this a home that adapts seamlessly to your lifestyle.

At the heart of the property lies the bright kitchen/breakfast room – the true hub of the home – with direct access to the garden through bi-folding doors, perfect for morning coffee or summer dining. A practical utility room and cloakroom complete the ground floor.

Upstairs, the principal bedroom suite offers a private retreat with en-suite bathroom and fitted storage, while a potential five further bedrooms provide ample space for family, guests, home offices or a media room. With multiple bathrooms, the layout ensures convenience and comfort for all.

The outside space is equally appealing: a mature, southerly aspect garden offers a private haven for relaxation, play, and entertaining. To the front, a sweeping driveway provides generous parking and leads to a detached twin-door double garage.







THE LOCATION

Cherry Tree Lane is a beautiful collection of homes built by Millwood Designer Homes and completed in 2021. This stunning boutique collection of properties is in the picturesque Surrey village of Ewhurst. Incorporating a mix of contemporary living and old English heritage, these characterful properties have a breadth of countryside on their doorstep, presenting professionals with a perfectly peaceful location for remote working.

Ewhurst is a pretty village located on the Surrey and West Sussex border, about 38 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 34 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.











INFORMATION

SERVICES

Mains drainage, Gas fired central heating, fibre optic broadband.

FIXTURES & FITTINGS

Fixtures and fittings are available by negotiation.

TENURE

Freehold

LOCAL AUTHORITY

Waverley Borough Council
Tel: 01483 523333

DIRECTIONS

what3words: ///insolvent.handbook.employ



Approximate Gross Internal Area
 Main House: 2455 sq ft / 288 sq m
 Garage: 414 sq ft / 39 sq m
 Total: 2869 sq ft / 267 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		86	91



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.

