

CORNER COTTAGE







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FURZEN LANE, ELLENS GREEN, HORSHAM, RH12 3AR

A quintessential village three bedroom detached cottage offering beautifully balanced accommodation, mature gardens and a wonderful countryside setting with a detached double garage and adjoining car port.

- Charming, detached character cottage in the heart of Ellens Green
 - Three generous double bedrooms and two bathrooms
 - Light-filled kitchen/breakfast room with Falcon Range Cooker
 - Two versatile reception rooms with period charm throughout
 - Mature wraparound gardens with excellent privacy
- Detached double garage, car port and generous driveway parking
- Superb semi-rural location with easy access to Cranleigh, Horsham and Guildford

Cranleigh village - 4 miles, Dorking station (Waterloo 55 minutes) – 12.7 miles, Horsham – 8.1 miles,
Guildford – 13 miles, central London - 43 miles (All distances are approximate)

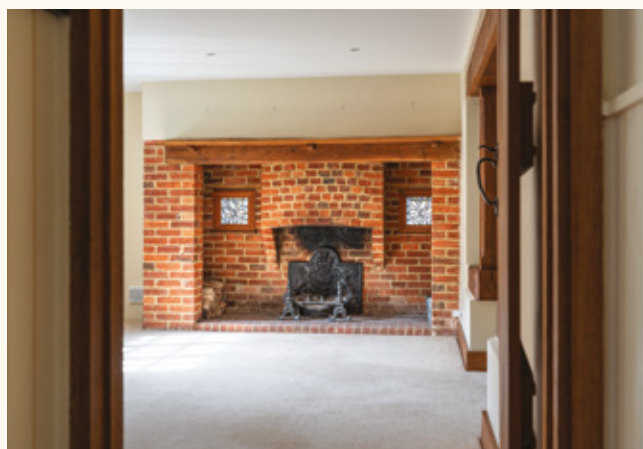
THE PROPERTY

Tucked away in the heart of the sought-after hamlet of Ellens Green, Corner Cottage is a beautifully balanced period home where timeless character meets thoughtful modern living. Occupying a delightful corner plot, this charming and detached cottage enjoys a wonderful setting surrounded by the Surrey/Sussex countryside, while offering generous and versatile accommodation.

Beyond its picture-postcard exterior, the house unfolds into a series of warm and inviting spaces, perfectly suited to both everyday family life and entertaining. At its heart is a superb kitchen and breakfast room with quartz worktops which is flooded with natural light — a sociable space that feels very much the hub of the home. Two reception rooms provide flexibility, with a cosy sitting room centred around an inglenook fireplace and a separate family room offering the ideal retreat, home office or playroom.

Upstairs, the principal bedroom enjoys its own en-suite bathroom, while two further double bedrooms are served by a well-appointed family bathroom. The layout offers an excellent balance of character and practicality, with well-proportioned rooms throughout.

Outside, Corner Cottage continues to impress. The gardens wrap around the property, creating a series of private seating areas, mature planting and lawns that capture the sun throughout the day. A barn style detached double garage, adjoining car port and ample driveway parking add to the appeal, while the overall plot provides a wonderful sense of privacy without feeling isolated.



THE LOCATION

Corner Cottage is situated in an outstanding semi-rural position, close to the Surrey/Sussex border and about 1.3 miles to the North of the village of Rudgwick which provides local amenities including shops, a doctor, a dentist, a village Inn, and a Church.

The village of Cranleigh is approximately 4 miles away, which 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. Cranleigh also offers excellent local school options such as Cranleigh School and Glebelands Secondary School in addition to various infant & primary schools.

For more comprehensive shopping, restaurants, and theatres the County Town of Guildford is easily accessible with its mainline station connecting with London Waterloo. Access to the motorway networks is easily obtained via the A281 / A3 putting central London, Heathrow, and Gatwick within easy reach. Local recreational amenities are plentiful with the local leisure centre with a swimming pool, Cranleigh cricket, and rugby clubs.

For the walking, cycling, and riding enthusiasts, the Surrey Hills AONB is seventh heaven providing a network of public footpaths and bridleways amongst the rolling hills of the North Downs.

Ellens Green remains one of the area's most desirable rural hamlets, surrounded by miles of footpaths and bridleways yet within easy reach of Cranleigh, Horsham and Guildford. Excellent schools, village pubs and everyday amenities are all close by, making this a location that is as practical as it is picturesque.





INFORMATION

SERVICES

Gas fired central heating, main drainage, water and electricity.

FIXTURES & FITTINGS

Fixtures and fittings are available by negotiation.

TENURE

Freehold

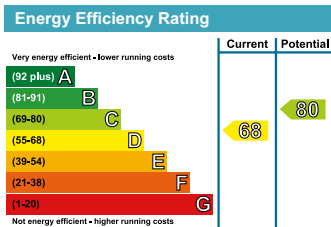
LOCAL AUTHORITY

Waverley Borough Council - T: 01483 523333

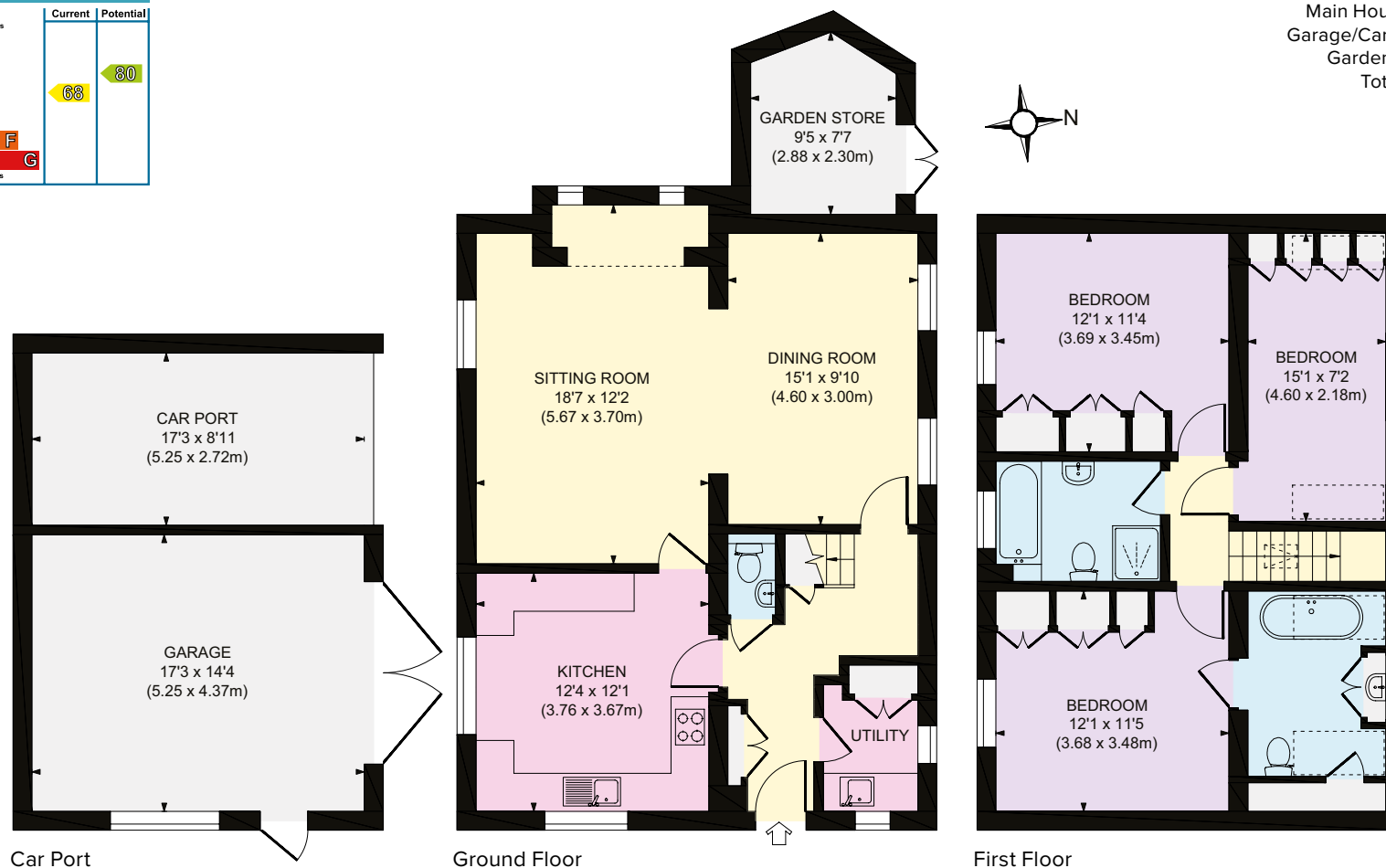
WHAT3WORDS

///obstinate.safest.proudest





Approximate Gross Internal Area:
 Main House = 1,312 sq ft / 121.90 sq m
 Garage/Carport = 409 sq ft / 38.01 sq m
 Garden Store = 64 sq ft / 5.98 sq m
 Total = 1,785 sq ft / 165.89 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.

