



West Cottage, Horsham Road, Ellens Green, Surrey
RH12 3AS
Price £675,000 Freehold

TERRA COTTA
Independent Estate Agents

Property Description :

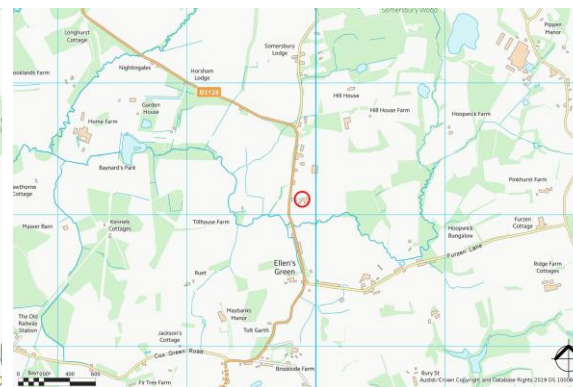
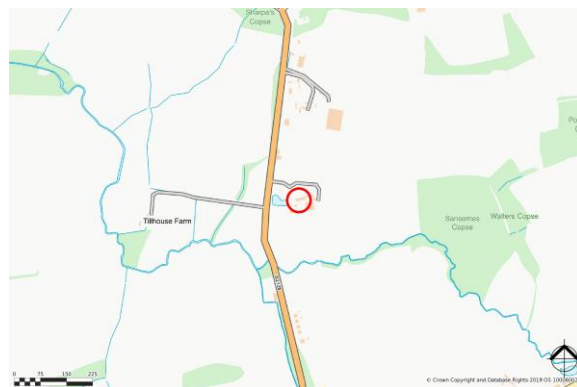
A very spacious & well-presented 3-4 double bedroom 16th century grade II listed character cottage with a good size garden, garage & further parking set well back from the road in a quiet location in Ellens Green village, within circa 3 miles of both Cranleigh & Ewhurst. Ground floor accommodation comprises a 24ft sitting room with feature open fireplace, a 20ft dining room with feature pitched ceiling with beams, stone floor & double doors to front patio, a well fitted country kitchen, separate utility room, wc, a large study/hallway overlooked by a galleried landing with feature open fireplace & wooden flooring, an office/family room/bedroom 4 with double doors to rear garden & an integral garage. Upstairs offers a feature beamed landing overlooking the study below, a large master bedroom, 2nd double bedroom with original fireplace, a superbly refitted ensuite bathroom (Jack & Jill to both the master bedroom & bed 2) with freestanding bath & separate shower cubicle, a further small double bedroom (with limited head height) & a wc. Outside, the property benefits from a long front garden, mainly laid to lawn with views over fields (please note that the post & rail boundary fence is about to be re-positioned 16ft to the right of what is shown on the photos but is correct on the boundary map). This area also has potential for further off-street parking. There is also a smaller lawned garden to the rear, & a private patio area. There is a large outbuilding/shed & a designated parking area for 2 cars by the integral garage. The property is set away from the road in an idyllic rural setting & boasts many character features throughout. No onward chain.

Directions :

From our office in Shere proceed away from the A25 through Shere village, over the stream & up the hill, straight on over the little railway bridge, towards Ewhurst. After approx. 4 miles you will come to a mini roundabout with the Bulls Head pub in front of you. Continue straight on into The Street, past all the shops, then as the road bears round to the right towards Cranleigh, continue straight on into The Green. Shortly after the cricket ground on your left & the end of the row of houses on your right, turn right into Somersbury Lane. Continue to the end, turning left at the T-junction on to the B2128 (Horsham Road), where you will find Pollingfold Manor after circa 300 yards on your left (just after the "Reduce Speed Now" sign).

Situation :

Situated in Ellens Green village, which has its own its Village Hall, & offers numerous superb dog walks, bike rides etc. The house is located within 3 miles of Ewhurst which offers schools, local shops, church & a great village shop & within 3.5 miles of Cranleigh village, the largest village in the country which offers an extensive selection of shops, supermarkets, pubs, cafes, restaurants etc. Distance by car : Guildford 30 mins, Horsham 25 mins, Dorking 30 mins, Billingshurst 25 mins, Cranleigh 8 mins.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Council Tax - Waverley Borough Council 01483 523333 - Band G £3,670.41 per annum (2022-23)

All Mains Services except Oil rather than Gas & shared Sewage Treatment Plant (contribution payable) rather than Mains Drains

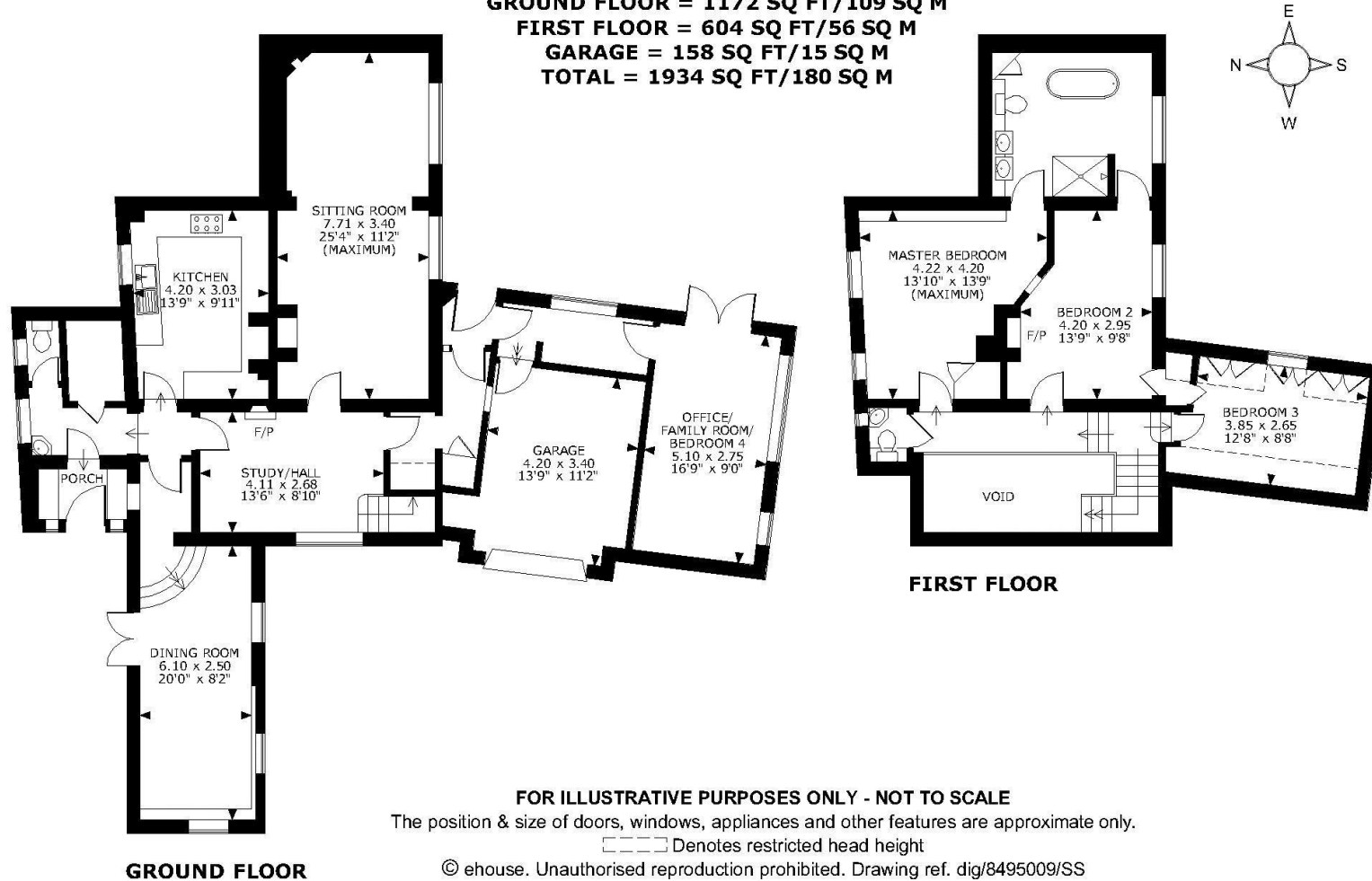
Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1172 SQ FT/109 SQ M
FIRST FLOOR = 604 SQ FT/56 SQ M
GARAGE = 158 SQ FT/15 SQ M
TOTAL = 1934 SQ FT/180 SQ M



Every care has been taken with the preparation of this brochure, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Shere Office

Teal House, Middle Street, Shere, Surrey GU5 9HF
Tel: 01483 205150

Opening Hours

Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm