



Firwood Farm North Breache Lane, Ewhurst, Cranleigh, GU6 7SN

Price Guide £895,000





- DETACHED BUNGALOW
- GROUNDS EXTENDING TO APPROX 1.8 ACRES
- CLOSE TO EWHURST VILLAGE
- SEPERATE ANNEX
- SUPERB LOCATION
- VARIOUS OUTBUILDINGS
- FURTHER POTENTIAL TO EXTEND STPP
- LAWN AND WOODLAND



## Description

Nestled in the charming village of Ewhurst, Cranleigh, this delightful property on North Breache Lane presents an exciting and rare opportunity for prospective buyers. Set within a superb plot extending to approximately 1.84 acres, this property offers ample space for outdoor activities and further potential to extend or create a new dwelling subject to the relevant consents.

One of the standout features of this property is its potential for further development. With the possibility to extend or even rebuild, subject to planning permission, the new owner can truly make this home their own, tailoring it to their specific needs and desires. Planning permission has been granted for the change of use of an agricultural building to a dwelling with ancillary residential outbuildings. Further details can be found on Waverley council planning site. Ref WA/2022/02822

Situated in a prime village location, residents will benefit from the peaceful surroundings while still being within easy reach of local amenities and transport links. This property offers the chance to create a bespoke living space in a picturesque setting.



## Situation

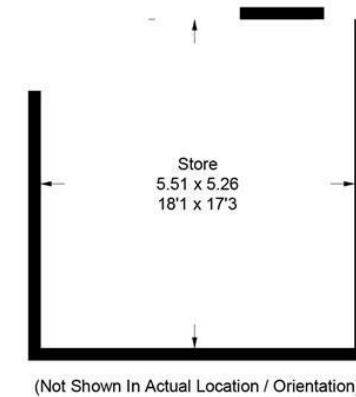
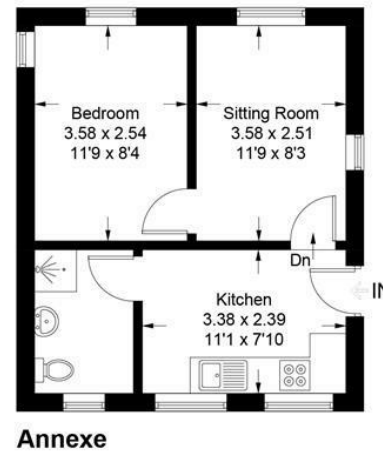
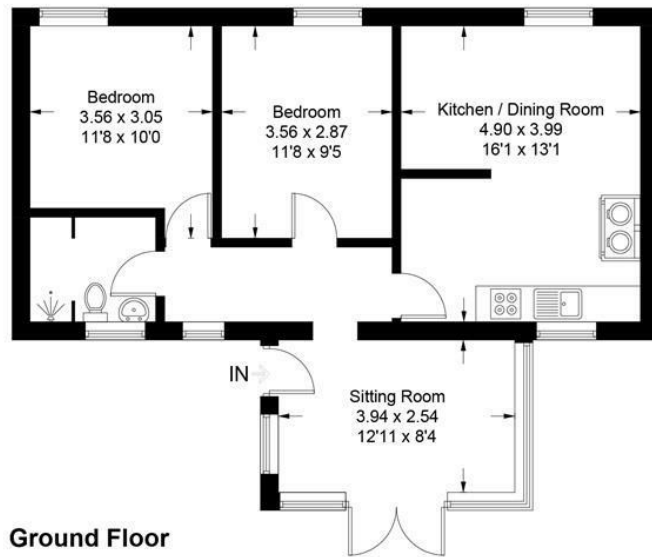
Located in the popular village of Ewhurst on the edge of the Surrey Hills. The village has a number of small shops including a village store and the recently refurbished, The Bulls Head Inn. There is an infant school within the village and a number of sought after primary, preparatory and secondary schools in the local area including Cranleigh School, Duke of Kent and Hurtwood House School.

Cranleigh is approximately two miles away and is known as England's largest village offering extensive facilities often found in a small market town. Within Cranleigh itself are many local independent shops and supermarkets, including an M&S Food Hall. Cranleigh Arts Centre hosts regular films, theatre, bands, comedy and children's shows.

The Surrey Hills are located just to the north and are in an Area of Outstanding Natural Beauty, well known for its rural feel and fabulous countryside. The area is perfect for walking, riding and cycling with several pretty villages nearby.

Tenure	Freehold
EPC	G
Council Tax Band	A

Approximate Gross Internal Area = 62.1 sq m / 668 sq ft  
 Annexe = 32.1 sq m / 345 sq ft  
 Outbuilding = 84.3 sq m / 907 sq ft  
 Total = 178.5 sq m / 1920 sq ft



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 decisions reliant upon them. (ID1200368)  
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