



Rapsley Cottage, Coneyhurst Lane, Ewhurst
Cranleigh, Surrey

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Rapsley Cottage

Coneyhurst Lane, Ewhurst, Cranleigh, Surrey

GU6 7PP

A charming equestrian/small-holding home in a rural setting of 8.2 acres with outbuildings and stables

Cranleigh 3.5 miles, Guildford 9.8 miles, Dorking train station 10.3 miles (London Waterloo 35 minutes), Ockley train station 6.4 miles, Horsham 11.3 miles, A3 13.4 miles, London Gatwick Airport 18 miles, London Heathrow Airport 30 miles.

Reception hall | Drawing room | Dining room
Kitchen/breakfast room | Utility | Principal bedroom with en suite bathroom | 2 Further bedrooms | Shower room | 3 Stables | 2 Pole Barns | 2 Field shelters | Studio | Shed | Garden
EPC rating G

The property

With attractive part-timbered, tile-hung and stone elevations, Rapsley Cottage is a charming period country property situated at the end of a long private lane in an Area of Outstanding Natural Beauty. This equestrian/small-holding, set in its own private valley offers a home ideally suited to those with a passion for rural activities, equestrian past-times or seeking a more self-sufficient lifestyle. On the ground floor, a drawing room with deep bay-window enjoys the warming ambience of a fireplace with wood-burning stove, whilst a dining room is filled with natural light courtesy of its triple aspect and skylight windows. To the rear, a kitchen/breakfast room is fitted with high and low-level wood-fronted cabinetry and features colourful wall tiling and space for informal dining. There is an adjoining utility area which leads through to a ground floor shower room. A stairway in the reception hall rises to the upper level which comprises three bedrooms and a family bathroom. Supplemental

accommodation is provided by a timber studio outbuilding, which offers flexible-use options including an excellent home office.

Outside

A low-stone wall with pockets of planting forms a pleasing display to the front of the property, with hard-standing alongside for parking. Adjoining the rear of the house, there is a paved terrace with direct access from the kitchen offering opportunities for outdoor dining and relaxation. Bordering the terrace, a pond provides a feature in the garden with options to stock with fish and adorn with aquatic plants. There is an area laid to lawn with planted beds to the margins and a stepping-stone pathway to the grounds beyond the immediate garden. Outbuildings include a three stall, stone-built stable block, along with field shelters and pole barns, with fields and a manège enclosed with post-and-rail fencing. Uninterrupted views from the paddocks up to Pitch Hill and down to the South Downs.

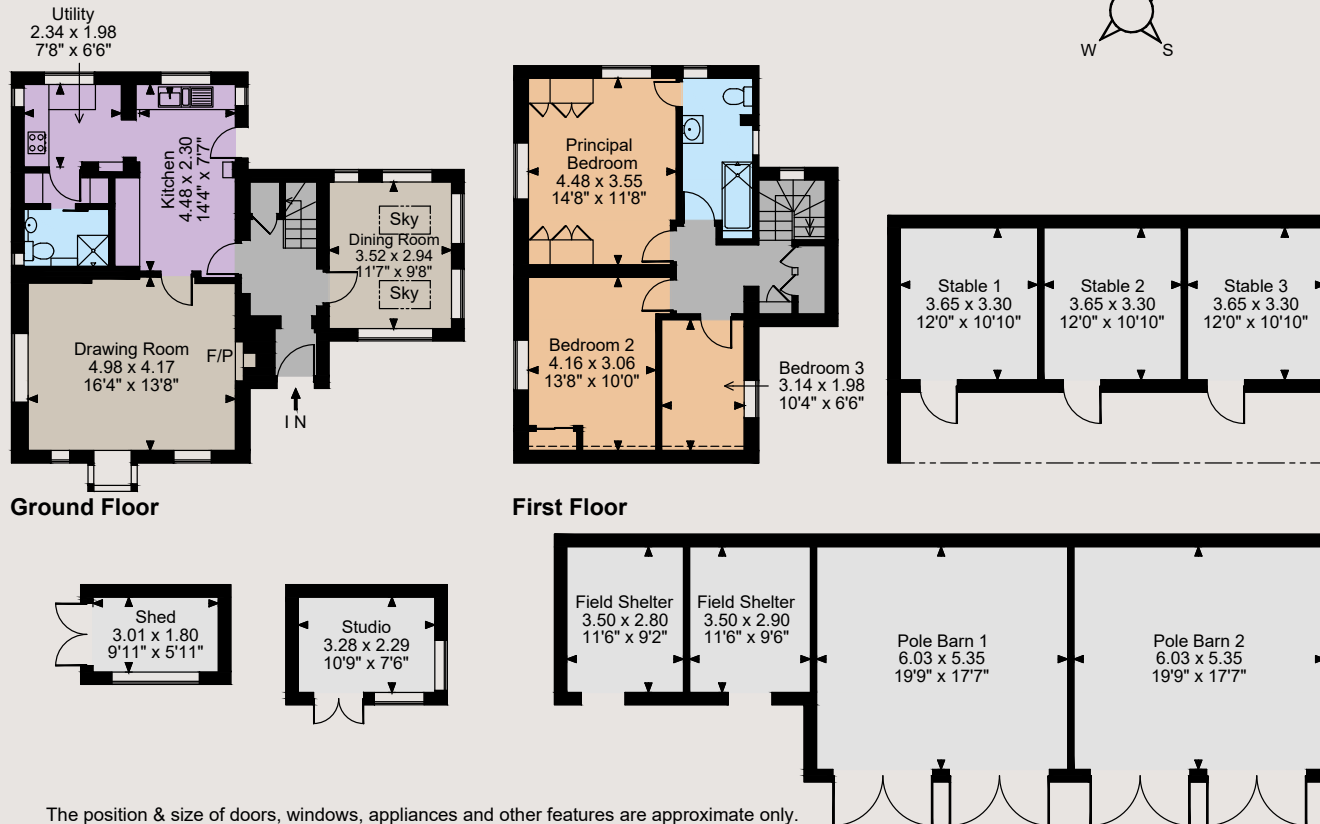
Location

Rapsley Cottage is situated below Pitch Hill and the 2000 acres of the Hurtwood Control with some 60 miles of paths. The picturesque village of Ewhurst is idyllically located in the heart of the Surrey Hills, and provides a local shop, a cricket club and a public house. The surrounding countryside is a haven for walking, cycling and horse-riding enthusiasts as Rapsley Cottage sits at the junction of 4 riding routes and for golf-lovers, Cranleigh Golf and Country Club is close-by. The village of Cranleigh is within easy reach offering a range of facilities including a health centre, library and leisure centre, along with a M&S Simply Food store, two further supermarkets, bars and restaurants. Guildford to the north provides additional shopping, leisure and cultural amenities, with the A3 offering motorists links to the M25 for journeys into London and to the airports. Ewhurst has a well-regarded primary school and the renowned Cranleigh school and Duke of Kent Independent School.





Floorplans
 Rapsley Cottage Coneyhurst Lane, Ewhurst, Surrey
 Main House internal area 1,250 sq ft (116 sq m)
 Studio&Shed internal area 139 sq ft (13 sq m)
 Stables/Pole Barns&Field Shelter internal area 1,330 sq ft (124 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐ Denotes restricted head height
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Directions

Leave Cranleigh on the B2127, continue through the village of Ewhurst and at the mini roundabout proceed straight over onto Pitch Hill. After approximately 0.5 miles the entrance to Coneyhurst Lane will be found on the left-hand side.

General

Local Authority: Waverley Borough Council.
 Tel: 01483 523333
Services: Mains water, electricity, LPG bottled gas and private drainage. (full details to be provided on request)
Council Tax: The property is in Tax Band G
Tenure: Freehold
Guide Price: £1,375,000

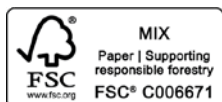
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Guildford

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