

Furzenhurst  
Furzen Lane, Ellens Green, Surrey



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## A beautifully presented family home with light, airy accommodation and peaceful gardens, set in a picturesque rural position between Horsham and Cranleigh, in 2.74 acre grounds

### Property

Furzenhurst is a stunning detached five-bedroom house, set in a desirable rural position on the Surrey/Sussex border, between the popular villages of Ewhurst and Rudgwick. The property features attractive rendered and part timber-clad elevations, together with balconies overlooking the sunny rear gardens, while inside the décor is stylishly presented with understated modern elegance throughout.

Ground floor living space includes the sitting room, dining area and kitchen, all of which flow together in a semi open-plan layout. The sitting room features a fireplace and a triple aspect, while the sitting room, dining area and kitchen each have sliding glass doors opening onto the rear gardens, creating an excellent connection with the outside space. The kitchen itself is fitted with bespoke wooden units, a central island with a breakfast bar and integrated Bosch appliances.

Also on the ground floor are a useful utility room, a private home study and a well-proportioned drawing room with a vaulted ceiling, a fireplace with a stove, overhead skylights and French doors opening onto the gardens. Upstairs, there is an open landing with space for a seating area, together with five well-presented bedrooms. These include the principal and second bedrooms, both of which benefit from en suite shower rooms and access to balconies overlooking the gardens. The first floor also has a family bathroom with a bathtub and separate shower unit.



### Outside

The gardens include an area of lawn and a crescent-shaped border of mature shrubs, flowering perennials and hedgerows at the front, while at the rear there is a generous patio and an expansive lawn, beyond which lie a small fenced paddock with two stables, leading to a larger paddock with field shelter.

### Location

The property is situated in a rural position, to the south of Ewhurst village. Ewhurst has various amenities, including a local village shop, a parish church, a public house and an infant school, while the large village of Cranleigh offers further amenities, including a selection of shops and small supermarkets. Eight miles to the east, the historic market town of Horsham provides a more comprehensive range of facilities, including a choice of high street and independent shops, a varied restaurant quarter, a theatre, cinema and a leisure centre. Horsham's mainline station offers services to London Victoria (48 minutes) and London Bridge (60 minutes). There are also excellent road connections to Guildford, Brighton, Gatwick Airport and the M25 Motorway Network, and a choice of recreational and sporting facilities nearby, including Slinfold Golf & Country Club and Horsham Sports Club as well as walking and hiking in the surrounding countryside. There are numerous highly regarded schools in the area, including Pennthorpe in Rudgwick, Cottesmore, Farlington, Christ's Hospital, Cranleigh and Millais.

Postcode region:RH12

### General

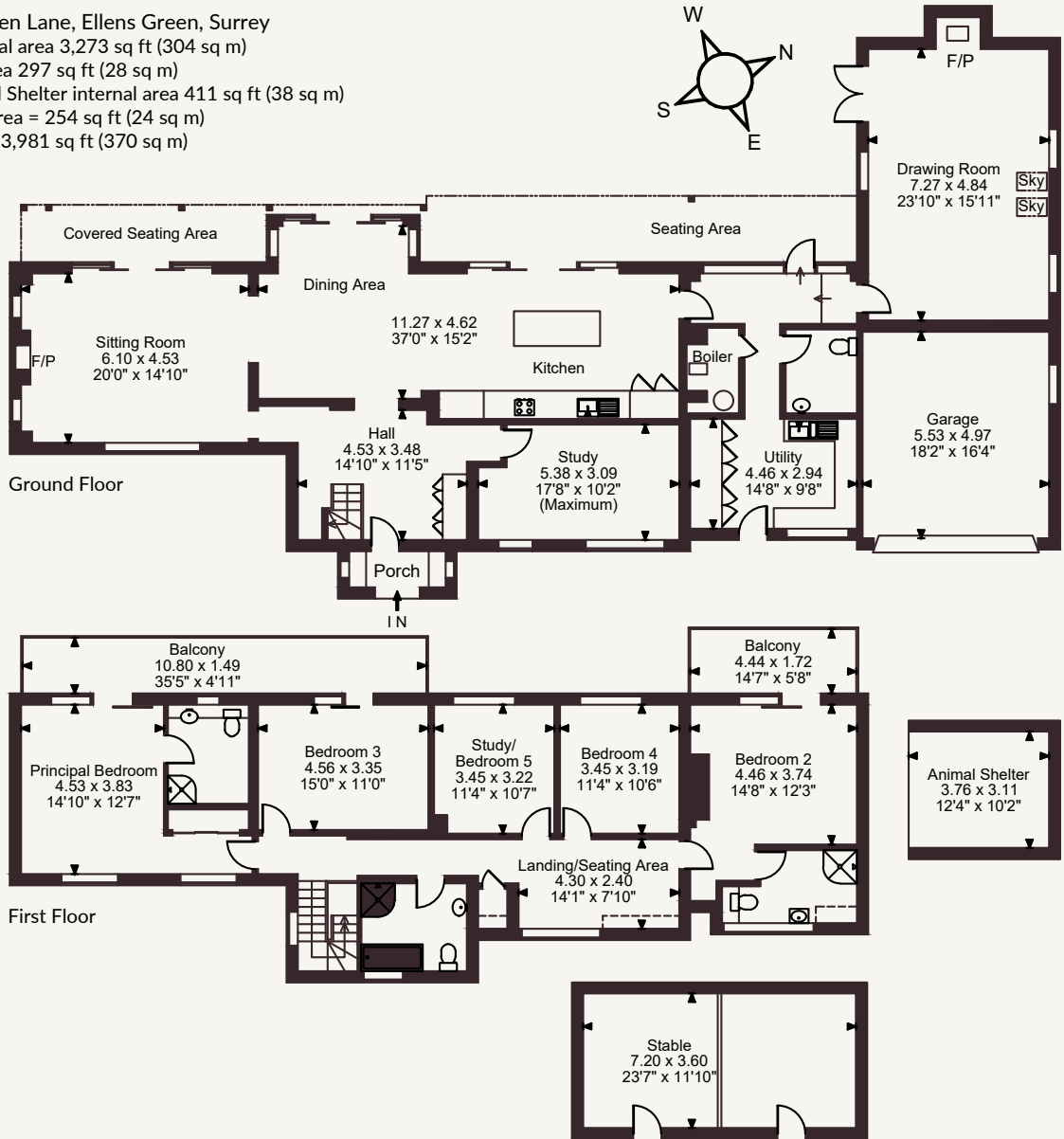
Local Authority: Waverley Borough Council.  
Tel: 01483 523333  
Services: Mains water, electricity and drainage. Oil fired heating, FTTP (Fibre to the property)  
Council Tax: Band H  
EPC Rating: D  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

3,273 sq ft (304 sq m)  
4 reception rooms | 5 bedrooms  
3 bathrooms | Garaging  
2.74 acres  
Freehold | Rural

Guide price £1,600,000



Furzenhurst Furzen Lane, Ellens Green, Surrey  
 Main House internal area 3,273 sq ft (304 sq m)  
 Garage internal area 297 sq ft (28 sq m)  
 Stables and Animal Shelter internal area 411 sq ft (38 sq m)  
 Balcony external area = 254 sq ft (24 sq m)  
 Total internal area 3,981 sq ft (370 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 ☐☐☐☐ Denotes restricted head height  
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## Strutt & Parker Guildford

215-217 High Street, Guildford, GU1 3BJ  
 01483 306565 | guildford@struttandparker.com



@struttandparker struttandparker.com

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