



Shangani, Plough Lane, Ewhurst, Cranleigh, Surrey

STRUTT & PARKER
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Shangani Plough Lane Ewhurst, Cranleigh Surrey, GU6 7SG

An extensive, detached 6 bedroom family home, with large South facing garden and rural views.

Cranleigh 2.8 miles, Shere 6 miles, Horsham station 9.8 miles, West Clandon stations 10.5 miles (London Waterloo in under an hour), Guildford mainline station 11.4 miles (30 minutes to London Waterloo), A3 11.5 miles, M25 (Jct. 10) 19 miles.

Reception hall | Sitting room | Dining room
Study | Kitchen/dining room | Family room
Snug | Laundry | Cloakroom | Principal bedroom with en suite bathroom | 5 Further bedrooms, 1 with en suite bathroom | 2 Shower rooms
Separate WC | EPC rating D | Stables | Gardens and grounds, in all about 1.32 acres.

The property

Shangani is an attractive, brick built circa 1930's period six bedroom family home with a large south facing garden and paddock. Internally the property is in very good order and offers flexible living accommodation over three floors, and benefits from a lift providing wheelchair access to the first floor.

On the ground floor an expansive sitting room featuring a focal wood burning stove and feature curved bay window offering far reaching views of the delightful rear gardens. The renovated open plan kitchen/dining room has a lovely feeling of space, with sleek modern kitchen units, Limestone floors, integrated appliances and a gas Aga, as well as a breakfast bar and French doors that lead onto the terrace. A large family room is accessed from the kitchen, featuring modern built in storage units and recessed shelving. An opulent dining room is also accessed from the kitchen and enjoys wonderful garden views and curved alcoves.

Upstairs to the first floor, are four double bedrooms, two of which have balconies overlooking the rear garden and en suites. The principal bedroom is expansive and offers ample storage a large, modern en suite bathroom with separate raindrop shower, his and her sinks and underfloor heating. To the second floor are two further generously proportioned bedrooms, and a second modern shower room.

Outside

The front of the property is gated and secluded from the main road by hedgerow and mature trees, and a driveway provides ample off road parking for multiple vehicles. Further parking/land can be reached via a wooden side gate, which also leads to the extensive gardens at the rear. The well-established gardens at the back of the property are surrounded by mature trees and hedgerow that provide a good degree of privacy from neighbouring properties. half way down the garden are 3 stables, one is currently converted to a gym and a second to a garden bar and the rear of the garden was once used as a pony paddock.

Location

Nestled in the picturesque Surrey village of Ewhurst, the property is ideally located for a balance of rural living, with excellent transport links for city commuting. There are several highly regarded schools in the local area, including Ewhurst Infants, Cranleigh School and Hurtwood Housel, as well as a variety of local amenities, including a local shop, a public house, cricket club and wonderful countryside walks. The nearby larger village of Cranleigh is just 2 miles away, and offers a wider range of facilities, including a leisure centre, doctor's surgery, supermarkets and a library. Guildford is within 12 miles and has an even greater array of amenities, including a thriving high street offering both boutique and chain store shopping, as well as many eateries. There is a comprehensive range of leisure facilities and for the arts there are The Yvonne Arnaud, G Live and the Electric. Communication links are excellent, both by rail and road.





Directions

From Ewhurst village centre proceed south on the B2127, at the sharp left bend turn right and proceed straight to The Green. Turn first left on to Plough Lane for 1/2 mile and Shangani will be found on the right.

General

Local Authority: Waverley Borough Council.

Tel: 01483 523333.

Services: Mains water, electricity, gas (Aga and heating), private drainage (Klargester).

Council Tax: The property is in Tax Band G.

Tenure: Freehold

Guide Price: £1,850,000

Guildford

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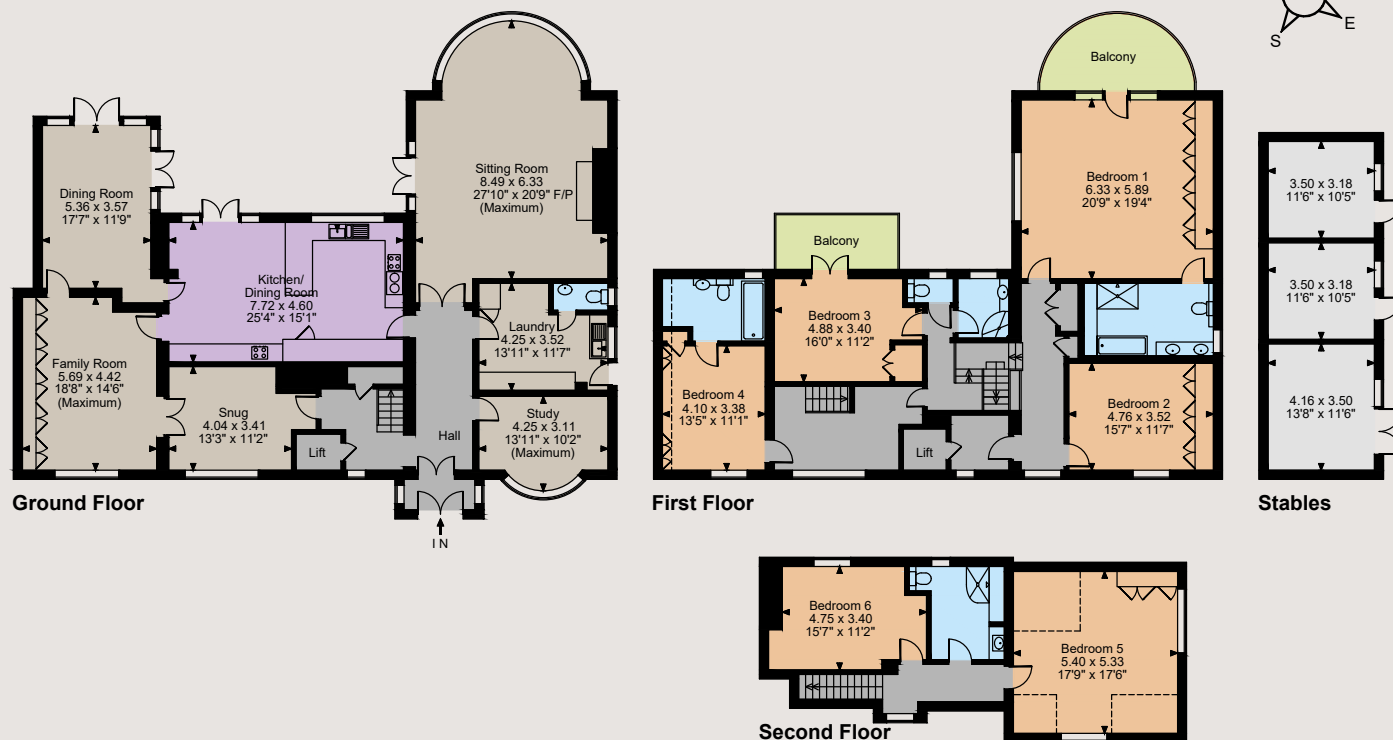
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Floorplans
Main House internal area 4,387 sq ft (408 sq m)
Stables internal area 408 sq ft (38 sq m)
For identification purposes only.



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