



# Treetops

11 Cherry Tree Lane, Ewhurst

## A handsome contemporary home in a highly desirable village situated at the foot of the stunning Surrey Hills

With a weatherboarded façade and an eye-catching symmetry, Treetops is an architecturally-appealing family residence in an exclusive cul-de-sac setting, with beautifully-styled and presented interiors. Local amenities cater for day-to-day needs with a wealth of facilities available within easy reach.



**3 RECEPTION ROOMS**



**6 BEDROOMS**



**3 BATHROOMS**



**DOUBLE GARAGE**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**2,455 SQ FT**



**GUIDE PRICE  
£1,250,000**



### The property

Light, airy and versatile accommodation set over three floors is on offer in this well-designed family home. Wood floor covering in the reception hall provides modern practicality and extends over much of the ground floor creating a pleasing sense of cohesion to the living areas. The dining room and adjoining kitchen/sitting area offer the convivial hub of the home, with a wall of glazed bi-folding doors opening to the south-facing terrace enabling an extension of the inside to the outside setting. Fitted with sleek cabinetry in two-complementary colour-tones, the kitchen features integrated appliances, stone work surfaces and an island unit with breakfast bar which forms a subtle divide within the room. Incorporated into this sociable space is a utility room with an external door to access the garden.

An elegant sitting room provides a separate, relaxed environment for down-time, centred around a feature fireplace with log-burning stove, and with French doors for a transition into the rear garden. The lower level also offers an additional versatile-use reception room, which currently presents as a play room.

The bedroom accommodation is arranged over the two upper levels with the first floor landing giving access to four bedrooms, one with smart en suite facilities, and a well-appointed family bathroom. A further staircase rises to the second floor, where the stylish principal en suite room and an additional bedroom occupy a tucked-away retreat at the top of the house.



## Outside

A decorative porch provides shelter at the entrance portal with an area of lawn, gravel garden and a planted bed at the frontage of the house creating visual appeal. To the side, a wide driveway of pavers provides parking for vehicles and leads to the detached, twin-door, double garage. A timber gate offers a direct route into the rear garden where an expanse of paving spans the back of the house offering opportunities for outdoor dining and relaxation whilst enjoying the sunny, southerly aspect. A retaining wall forms the edge of the terrace with steps rising to a paved platform ideally-suited to placing a garden bench and potted plant displays. Mature evergreen shrubs border the far margin and there are sections of lawn alongside ornamental pebbled garden areas.

## Location

The picturesque village of Ewhurst is idyllically located in the Surrey Hills and provides a local shop, a garage, a cricket club, bowling centre and a public house. The surrounding countryside is a haven for walking, cycling and horse-riding enthusiasts and

for golf-lovers, Cranleigh Golf and Country Club is close-by, as is the Gatton Manor Hotel and Country Club. The village of Cranleigh is within easy reach offering a comprehensive range of facilities including a health centre, library, arts centre and leisure centre, along with a M&S Simply Food store, two further supermarkets and 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. Well-regarded schooling in both the state and independent sectors is available in the vicinity.



## Distances

- Cranleigh 2.2 miles
- Horsham 10.4 miles
- Godalming 10.8 miles
- Guildford 11 miles
- London Gatwick Airport 16 miles
- Central London 38 miles

## Nearby Stations

- Ockley
- Gomshall
- Chilworth
- Dorking

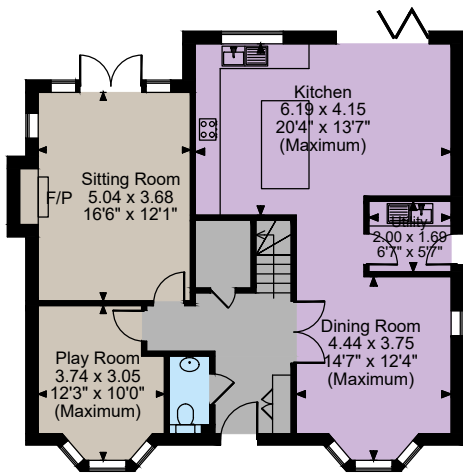
## Key Locations

- Holmbury Hill
- Cranleigh Golf & Country Club
- Cranleigh Showground
- Knowle Park Country Park
- Leith Hill (National Trust)

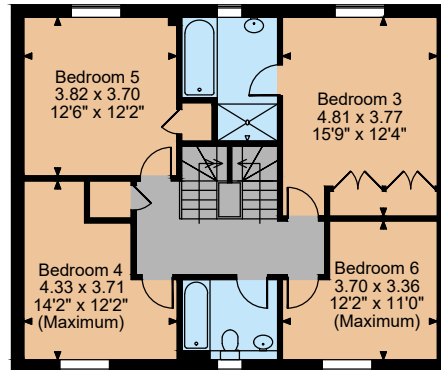
## Nearby Schools

- Ewhurst CofE Infant School
- Duke of Kent School
- Hurtwood House School
- Park Mead Primary School
- Cranleigh CofE Primary School
- Cranleigh School
- Pennthorpe School

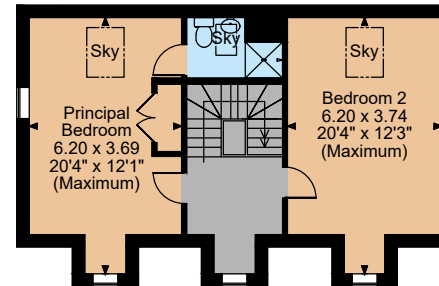




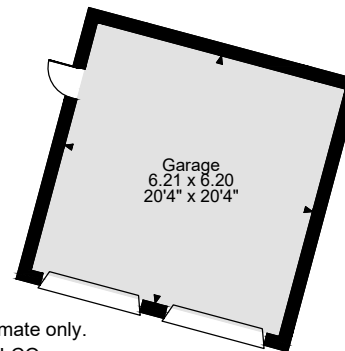
Ground Floor



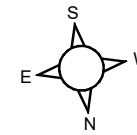
First Floor



Second Floor



The position & size of doors, windows, appliances and other features are approximate only.  
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### Floorplans

Main House internal area 2,455 sq ft (228 sq m)  
Garage internal area 414 sq ft (39 sq m)  
Total internal area 2,869 sq ft (267 sq m)  
For identification purposes only.

### Directions

GU6 7GG  
///What3words: button.advancing.scanner - brings you to the driveway

### General

Local Authority: Waverley Borough Council.  
Tel: 01483 523333

Services: All mains services

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

Council Tax: Band E

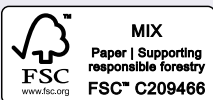
EPC Rating: B

## Guildford

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