



# Rose Cottage

Peaslake Road, Ewhurst

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## An attractive detached cottage with stabling, 2.51 acres and superb views to the South Downs

A characterful equestrian property featuring three bedrooms with an option for a fourth bedroom, currently an office, a wealth of period charm, annexe potential, a stable block, and a manège. Situated on the outskirts of a sought-after Surrey Hills village, it enjoys close proximity to local village and town centre amenities, with convenient access to major regional hubs and central London for commuters.



2/3  
**RECEPTION  
ROOMS**



3/4  
**BEDROOMS**



**2 BATHROOMS**



**DOUBLE  
GARAGE**



**2.51 ACRES**



**FREEHOLD**



**RURAL**



**1,607 SQ FT**



**£1,400,000**



### The property

Rose Cottage is an attractive white-rendered period cottage providing more than 1,600 sq. ft. of sensitively modernised accommodation arranged over two floors. Retained period features include leaded casement glazing and a wealth of wall and ceiling beams.

The ground floor accommodation is thoughtfully arranged to provide an inviting family and entertaining space. Accessed through a gable-end porch and a small hallway, it includes a generous dual-aspect sitting room with a feature open fireplace, a well-proportioned interconnecting study/bedroom, and an extensive 34 ft. flagstone-floored kitchen/dining room. The kitchen is fitted with a range of wall and base units, a Belfast sink, and an Elan range cooker. The dining area provides space for a sizeable table, a useful en suite cloakroom, and a stable door leading to the front aspect.

Stairs rise from the sitting room to the first floor which provides a spacious principal bedroom with fitted dressing area and modern en suite shower room, two further double bedrooms, both with built-in storage, and a modern family bathroom.



## Outside

Having considerable kerb appeal, the property is approached via twin stone pillars and double wrought iron gates, leading to a private driveway with ample parking. The driveway provides access to a detached double garage with internal stairs rising to a generously sized first floor, offering versatile space suitable for various uses, including potential conversion into a self-contained annexe, subject to any necessary consents. Adjacent is a link-attached outbuilding comprising two rooms, along with a stable block housing three loose boxes, a tack room, and hardstanding. The formal wraparound garden is laid mainly to gently-sloping lawn bordered by mature shrubs and trees and features a raised timber summer house with viewing deck and paved rear and side terraces, ideal for entertaining and al fresco dining. The whole enjoys views over the property's enclosed paddocks which incorporate an all-weather manège and an area of light woodland.

## Location

Located at the foot of the beautiful Surrey Hills, a designated National Landscape providing miles of

open countryside, the rural village of Ewhurst offers a good selection of day-to-day amenities including a church, village hall, a village store, public houses, a polo club and popular infant school. Nearby Cranleigh village, known as England's largest village, has a range of large high street stores, including an M & S Food Hall, Sainsbury's and Co-op, together with a good selection of smaller independent shops, including a bakery, butcher and fishmonger as well as restaurants, a health centre, sports centre, arts centre and library. More extensive shopping, leisure and recreational amenities can be found in Guildford, Horsham, Godalming and Crawley. Communications links are excellent: Gomshall and Ockley stations provide regular direct services into central London in around an hour and the nearby A3 gives easy access both to the south coast and to connections with the M25 road network (Junction 10) for both Heathrow and Gatwick Airports and central London. The area offers a wide selection of independent schools including Duke of Kent, Hurtwood House, Cranleigh, Longacre, St. Catherine's, St. Teresa's Effingham and Pennthorpe.



## Distances

- Ewhurst 1.3 miles
- Cranleigh 3.8 miles
- Guildford 10.9 miles
- Horsham 11.7 miles
- Godalming 12.4 miles
- Crawley 16.7 miles
- London Gatwick Airport 17.1 miles
- Central London 37.3 miles

## Nearby Stations

- Gomshall
- Ockley
- Chilworth

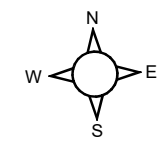
## Key Locations

- Holmbury Hill
- Cranleigh Golf & Country Club
- Cranleigh Showground
- Knowle Park Country Park
- Leith Hill (National Trust)
- The Hannah Peschar Sculpture Garden

## Nearby Schools

- Ewhurst CofE Aided Infant
- Duke of Kent School
- Hurtwood House School
- Park Mead Primary
- Peaslake Free School
- St. Cuthbert Mayne Primary School
- Glebelands School
- Cranleigh CofE Primary School
- Cranleigh School
- Shere CofE Aided Infant School
- Pennthorpe School





**Floorplans**

Main House internal area 1,607 sq ft (149 sq m)  
 Garage internal area 473 sq ft (44 sq m)  
 Outbuilding internal area 813 sq ft (75 sq m)  
 Total internal area 2,893 sq ft (269 sq m)  
 For identification purposes only.

**Directions**

GU6 7NR

///What3words: faster.grapes.broke - brings you to the driveway

**General**

**Local Authority:** Waverley Borough Council.  
 Tel: 01483 523333  
**Services:** Mains water, gas, electricity and private sewage treatment plant.  
**Council Tax:** Band G  
**EPC Rating:** D

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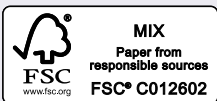
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