



**Yeomans Cottage**  
Green Lane, Alfold, GU6 8JA  
Asking Price: £750,000 Freehold



**ROGER COUPE**  
*your local property experts*

  
ESTATE AGENT  
Est. 1991

**\* Charming Period Cottage \* Three Double Bedrooms \* Inglenook Fireplace \* Master Bedroom with En-Suite \*  
\* Luxury Refitted Bathroom \* Fitted Kitchen/Dining Room with Rayburn \* Pretty 0.3 Acre Landscaped Garden \*  
\* Rural Outlook to Front and Rear \* EPC Rating: F \***

**Description:**

A charming three bedroom detached period cottage set in beautiful cottage gardens located in a rural edge of village location. We understand that the property has origins in the 16th century, and features a large inglenook fireplace in the sitting room and exposed wall and ceiling timbers. Over the years the property has been extended and updated and now features a fitted kitchen/dining room with oak units and granite work surfaces, bright and airy triple aspect family room, a master bedroom suite with en-suite shower, two further double bedrooms and a refitted family bathroom completing the first floor. The property benefits from oil fired heating and secondary double glazed windows throughout. Outside the gardens are a true delight being beautifully tended with extensive areas of lawns interspersed by well stocked flower and shrub borders. The property enjoys open aspects to the front and the rear over adjoining farmland, and we highly recommend an early visit to fully appreciate the accommodation on offer.

**Situation:**

'Yeomans Cottage' is situated on the rural edge of the village of Alfold between Cranleigh and Dunsfold. Within Alfold village there is a day to day convenience store and within half a mile the local BP station has a Marks & Spencer express shop. In nearby Cranleigh, some 4 miles distant, there is more comprehensive shopping facilities including Marks and Spencer Food, Sainsbury's and Co-op. Cranleigh enjoys a bustling cafe culture having many cafes to choose from. There is a comprehensive range of schooling, both state and private.

**Front Door to Entrance Lobby: 8' 8" x 8' 8" (2.64m x 2.64m)**

Double doors to Reception Hall, door to;

**Cloakroom/Utility:**

Close coupled WC, wash hand basin, tiled flooring, understairs recess with space and plumbing for washing machine.

**Kitchen/Dining Room: 16' 6" x 15' 5" (5.03m x 4.70m)**

Fitted with a range of oak units under extensive granite work surfaces, Belfast sink, integrated dishwasher, range of wall mounted units, space for tall fridge/freezer, further granite work surfaces with cupboards and drawers under, two oven oil fired Rayburn for cooking and heating, slate tiled flooring, stable door to outside.

**Family Room: 9' 11" x 9' 3" (3.02m x 2.82m)**

A lovely bright and airy triple aspect room with oak flooring, double doors to patio and garden, wall light points, shelved recess.

**Sitting Room: 17' 3" x 14' 8" (5.25m x 4.47m)**

A delightful triple aspect room with stunning inglenook fireplace with adjoining bread oven, exposed ceiling timbers and wall light points.

**Stairs From Sitting Room to First Floor Landing:**

Access to roof space.

**Master Bedroom Suite: 13' 8" x 12' 8" (4.16m x 3.86m)**

Delightful double aspect room with double doors to Juliette balcony with views over the garden to the side and adjoining farmland to the front. Range of built in wardrobe cupboards.

**En-Suite Shower Room:**

With oak flooring, large walk-in shower enclosure with thermostatic shower, wash hand basin set into oak wash stand, linen cupboard housing hot water cylinder, heated towel rail.

**Family Bathroom:**

Oak flooring, roll top Victorian style bath with mixer tap shower attachment, pedestal wash hand basin, close coupled WC, heated towel rail.

**Bedroom Two: 14' 6" x 8' 9" (4.42m x 2.66m)**

Front aspect, exposed ceiling timbers and built in wardrobe cupboard.

**Bedroom Three: 10' 1" x 8' 9" (3.07m x 2.66m)**

Rear aspect, exposed timbers.

**Outside:**

The property is approached via a tarmac lane leading to a gravelled parking and turning area and a timber detached garage all set being established hedging. Five bar gate leads to the side and rear garden which is a delightful feature of the property, being beautifully tended with extensive lawns with shaped well stocked flower and shrub borders in and around, crazy paved paths meandering through the garden to the back door. There is an attractive ornamental fishpond with rockery and pump and an attractive enclosed well. The garden is interspersed by a number of fruit trees and at the foot of the garden there is a vegetable area, aluminium greenhouse and timber garden store. The rear boundary backs on to open fields.

**Garage: 19' 5" x 10' 1" (5.91m x 3.07m)**

**Services:**

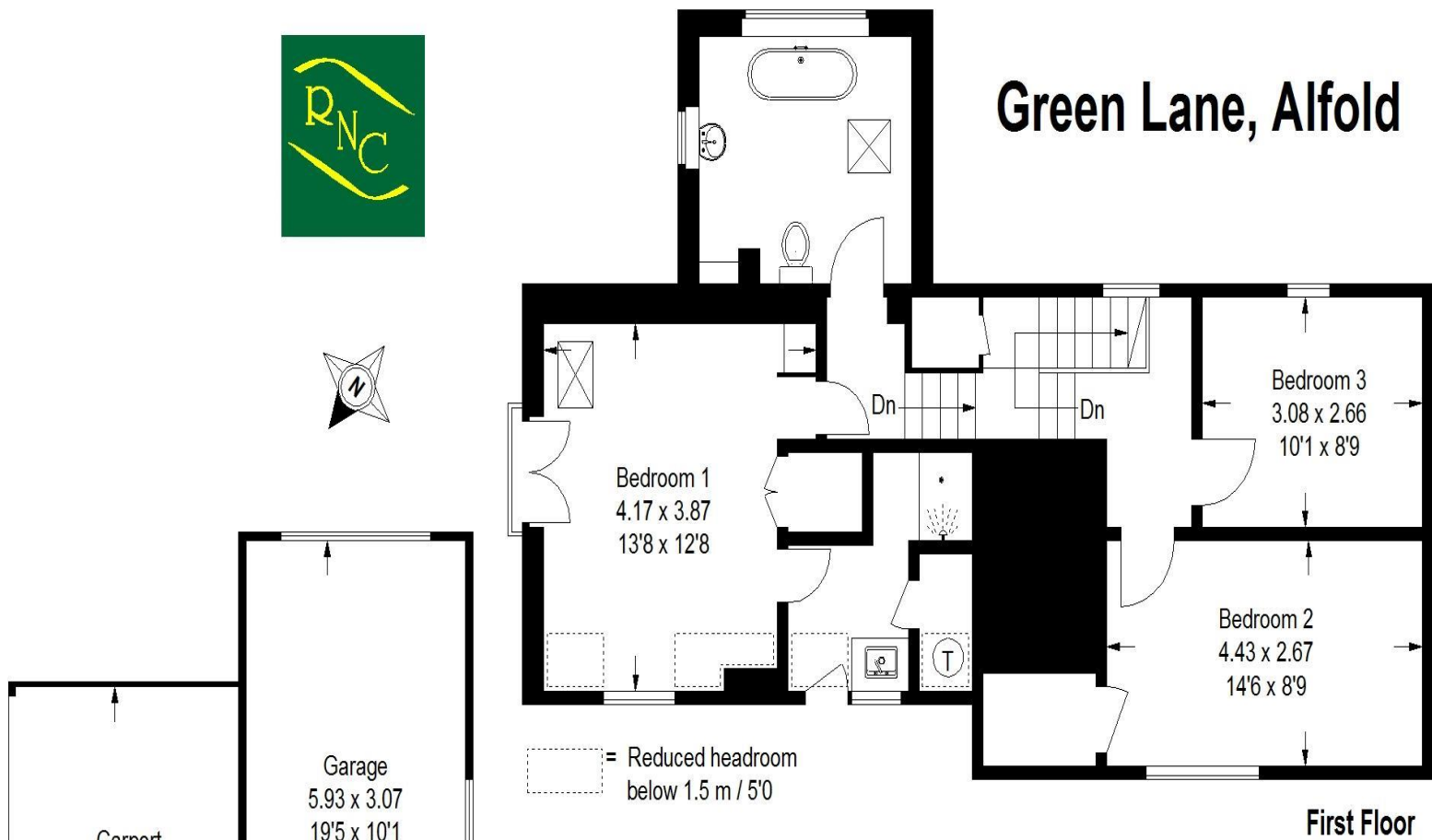
Private Drainage, Oil, Electric

**Directions:**

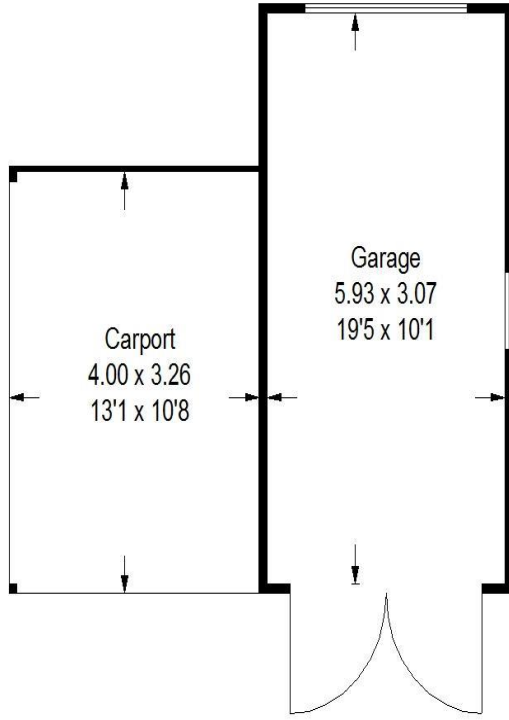
From our office turn left into the High Street and first right into Knowle Lane continuing for approximately 2 miles, turning right into Wildwood Lane, continue to the end of this road turning left at the junction with the main road A281 towards Alfold. At Alfold crossways filter to the right and right again signposted Dunsfold. Continue for a short distance along the Dunsfold Road turning right into Green Lane and 'Yeomans Cottage' is the second property on the right.



# Green Lane, Alfold

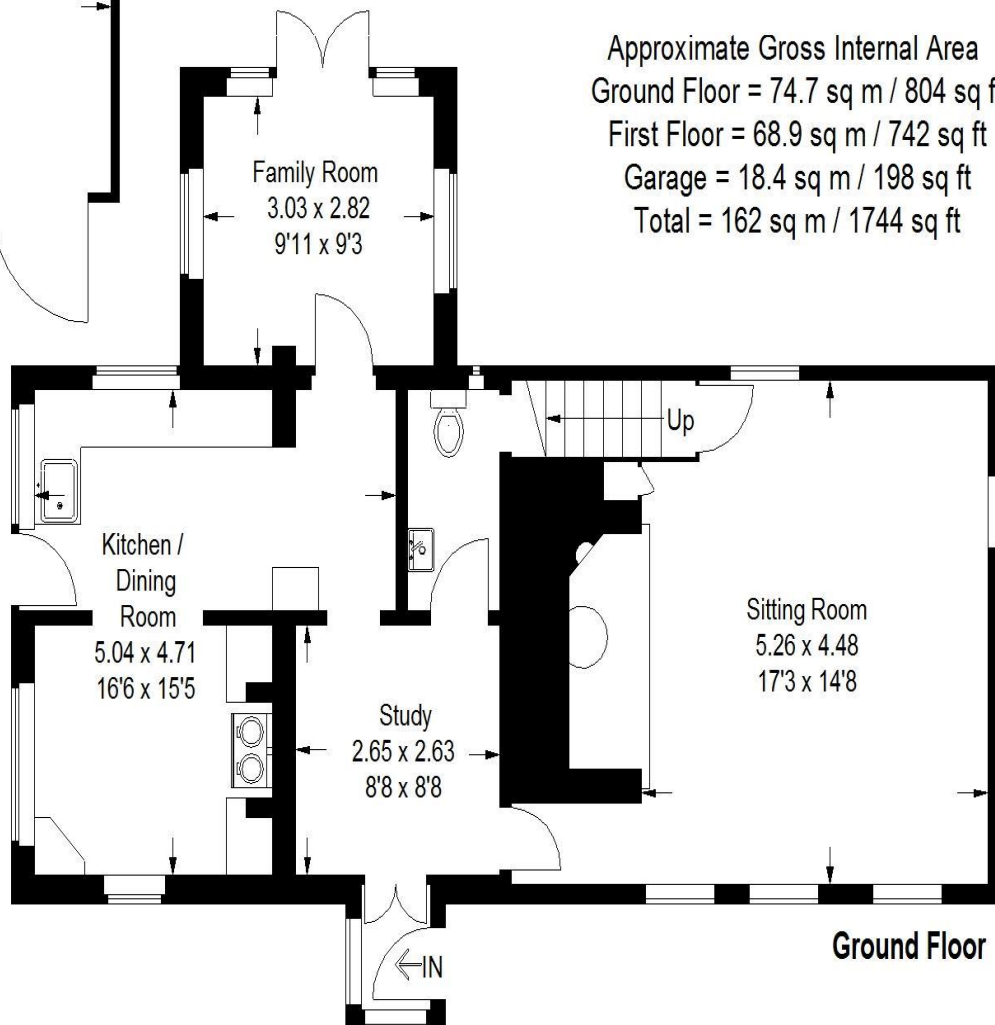


First Floor



Reduced headroom below 1.5 m / 5'0

Approximate Gross Internal Area  
 Ground Floor = 74.7 sq m / 804 sq ft  
 First Floor = 68.9 sq m / 742 sq ft  
 Garage = 18.4 sq m / 198 sq ft  
 Total = 162 sq m / 1744 sq ft



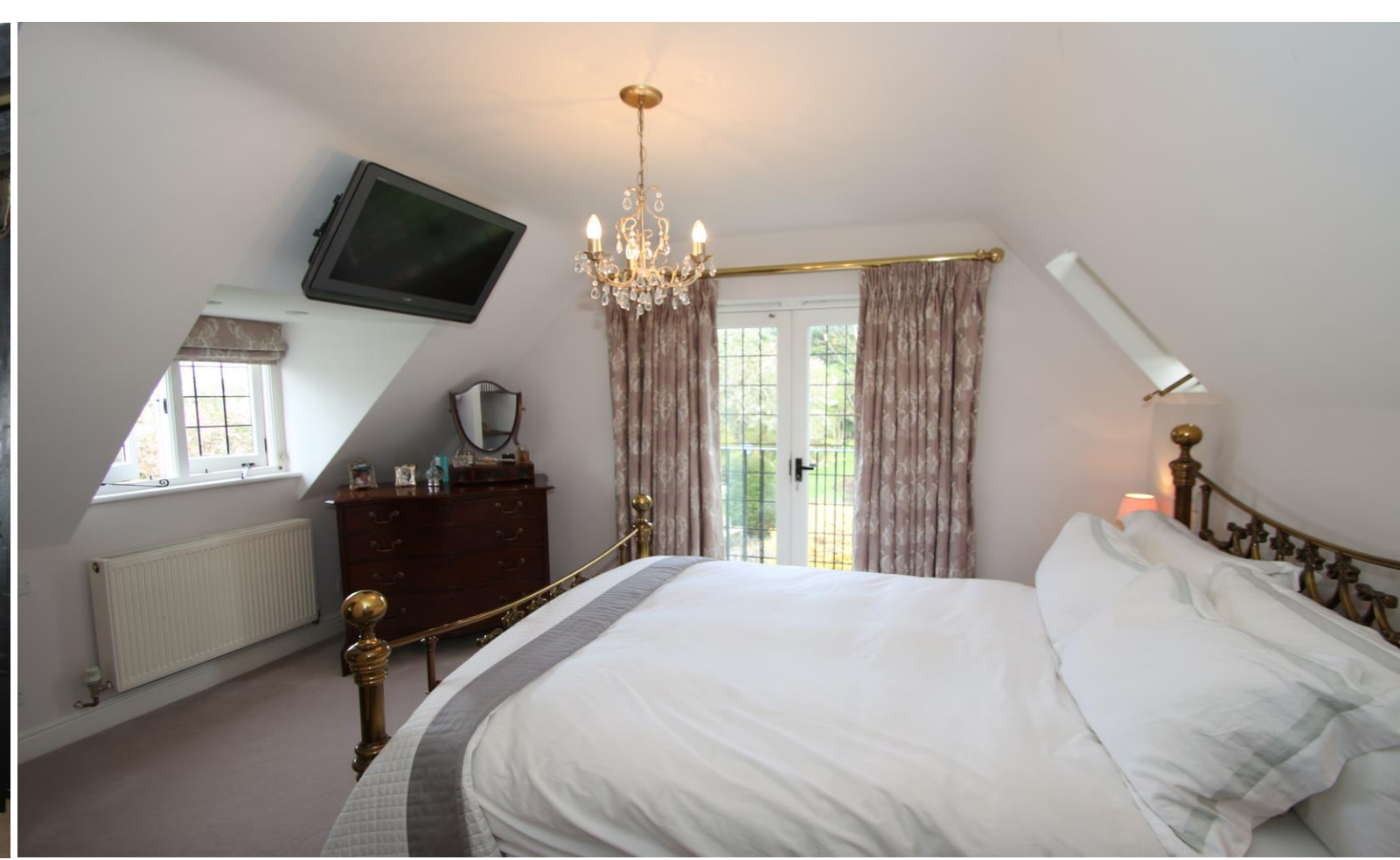
Ground Floor

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



**Important Notice:** For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

**Local Authority:** Waverley Borough Council. **Tax Band:** G



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