



**Yew Tree Cottage, The Street,
East Clandon, Surrey, GU4 7RU**

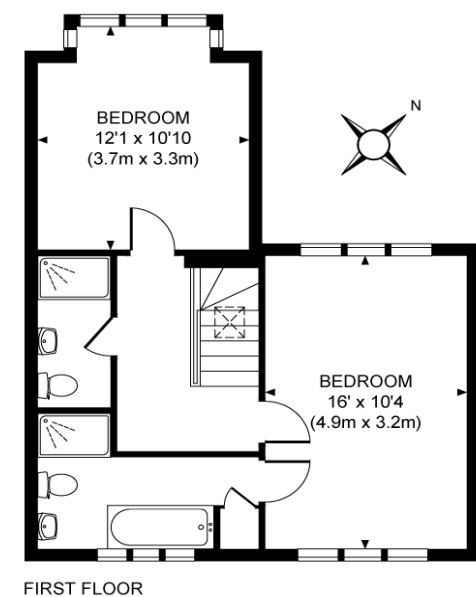
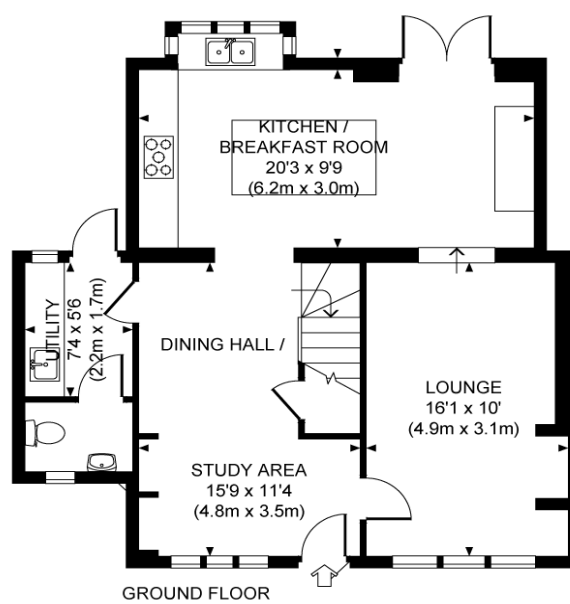
£895,000 Freehold

Directions

From our offices in East Horsley proceed along the Ockham Road South to the junction with the A246 and turn right in the direction of Guildford. After about one mile proceed over the mini roundabout and continue along the A246 for a further one mile and turn right into New Road, East Clandon. Yew Tree Cottage is straight in front of you before the sharp left hand bend.

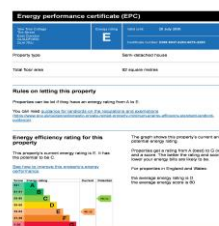
Local Authority

Guildford Borough Council: 01483 505050.



Approximate Gross Internal Area
1124 sq ft / 104.5 sq m

This plan is for layout guidance only . Not to Scale.
Please check all dimensions and shapes before making
any decisions reliant upon them.



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A charming Grade II listed two bedroom character cottage which has been extensively renovated situated in the sought after village of East Clandon with views over neighbouring fields.



THE PROPERTY An immaculate mid-18th Century grade II listed cottage that has recently been extended, re-modelled and refurbished throughout creating a charming home located in the heart of East Clandon village. With its flint and brick elevations, exposed oak beams and oak latched doors, Yew Tree Cottage has been sympathetically brought into the 21st century including a new LPG heating system with underground tank, new plumbing and wiring throughout. The accommodation comprises of a dining hall with limestone floor with an arch through to the luxury kitchen/breakfast room. Here the Thomas Ford country style kitchen blends into its surroundings including all the appliances one would expect plus a central island unit, breakfast bar, limestone work surfaces and double doors out to the rear patio. To the side the useful utility room provides access into the downstairs cloakroom. The principle reception room to the front houses a French style woodburner and has direct access to the kitchen. Upstairs the light and bright principle bedroom has windows to both the front and rear with access to the ensuite bathroom with separate bath and shower. Bedroom 2 is vaulted with exposed oak beams and feature bay window with lovely views over adjacent fields and is serviced by the family shower room. The main garden is located to the front of the cottage, backs south and is mainly laid to lawn beyond a good sized patio and offers a high degree of privacy. At the rear of the property there is a further patio and off-street parking for 3 cars with access from Sawpit Lane. Hatchlands Park is accessible by footpath from Sawpit Lane. The popular Queens Head pub is only a few minutes' walk away with the major retail centre in Guildford approximately a 10 minute drive. Council Tax Band F.

