

# Wills & Smerdon

Sales • Lettings • Management



**The Cottage, The Street**  
East Clandon, Surrey GU4 7RY





A delightful newly modernized 2 bedroom detached cottage nestling in a tranquil location in the heart of East Clandon village.

Hall - Bespoke Kitchen - Living Room - Dining Room - Bathroom - 2 Double Bedrooms - Conservatory - Large Enclosed South facing Garden - Parking for 4 Cars - Generous Garage - Sought after Location - Free Residents Hatchlands National Park membership





## The Cottage, The Street East Clandon, Surrey

A beautiful detached period bungalow with origins in the early 19th century located in the picturesque village of East Clandon, with an abundance of period features and charm, The property has been recently updated and is extremely well presented throughout.

The property is approached via a pretty walled garden, with planted area and paved pathway. Once across the threshold, is a good-sized living room with wooden beams, fireplace, cottage windows and front door. The stunning kitchen is fitted with a range of fitted cupboards, integrated dishwasher, oven & hob and boasts lovely views over the walled front garden. The dining room is well proportioned with underfloor heating and useful utility room set behind.

The light and airy double aspect master bedroom is located to the rear of the property with built in wardrobe and garden views. Bedroom two is also a good sized double room. To the rear of the property is a wonderful conservatory bringing some of the outdoors, indoors, and completing the internal space is a sumptuous bathroom with a fabulous rolltop bath.

The southerly facing back garden approaching 0.15 of an acre has been beautifully landscaped with lawns bordered by well stocked flower beds and mature hedges giving a feeling of privacy.

A paved patio houses a summer house and provides a great area for entertaining, alongside giving access to the garage and off street parking, which is approached via nearby School Lane.

Voted 'Best Small Village' in 2011, East Clandon is a classic picturesque English village with a rural feel, the centre of the village sitting within a Conservation area. The village is made up of approximately 110 homes clustered around the communal buildings of the 12th century Church of St Thomas of Canterbury, The Queen's Head pub and the village hall. Being close to open countryside, Hatchlands Park and the North Downs, East Clandon provides excellent territory for outdoor pursuits such as walking and riding. Both the neighbouring villages of Ripley and East Horsley offer a comprehensive array of shopping facilities and country pubs, with Woking and Guildford towns within easy reach.

The area has excellent road connections with the A3 and Junction 10 of the M25 orbital motorway within a few minutes drive. Woking Station offers a regular service to London Waterloo with trains approx every 7 minutes and a journey time of around 29 minutes. Alternative services are provided from West Clandon, about 3 miles distant, with trains to London Waterloo arriving within the hour.

Tenure: Freehold. Council Tax Band F. Oil fired heating.



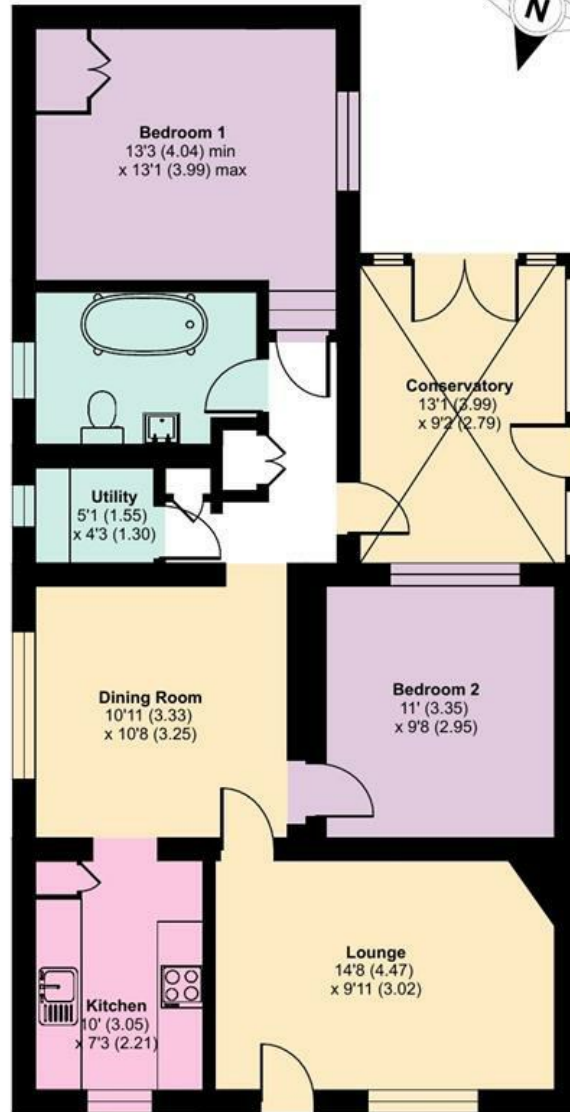
Approximate Area = 958 sq ft / 89 sq m

Garage = 225 sq ft / 20.9 sq m

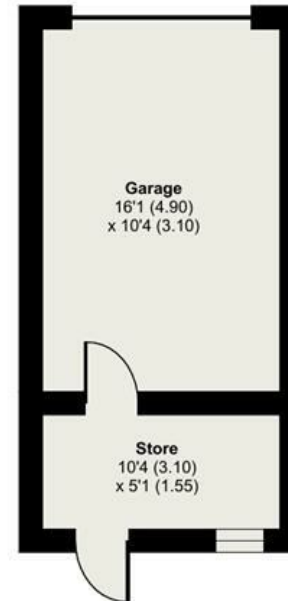
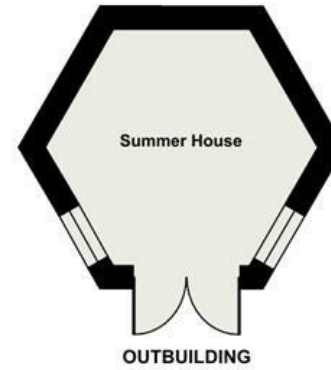
Outbuilding = 92 sq ft / 8.5 sq m

Total = 1275 sq ft / 118.4 sq m

For identification only - Not to scale



GROUND FLOOR





## DIRECTIONS

From our Offices in East Horsley, proceed along the Ockham Road South to the A246, turning right in the direction of Guildford. Continue straight across the Bell & Colvill roundabout in West Horsley & after approx 0.5 mile, take the right turn towards East Clandon (The Street). Continue for approx 150 yards passing The Queens Head Pub whereupon The Cottage will be found 150 yards on the right hand side. //uses.storm.aims.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			86
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

