



HENSHAWS



**Dolphin Cottage, The Street,
East Clandon, Surrey, GU4 7LX**

£849,950 Freehold

Directions

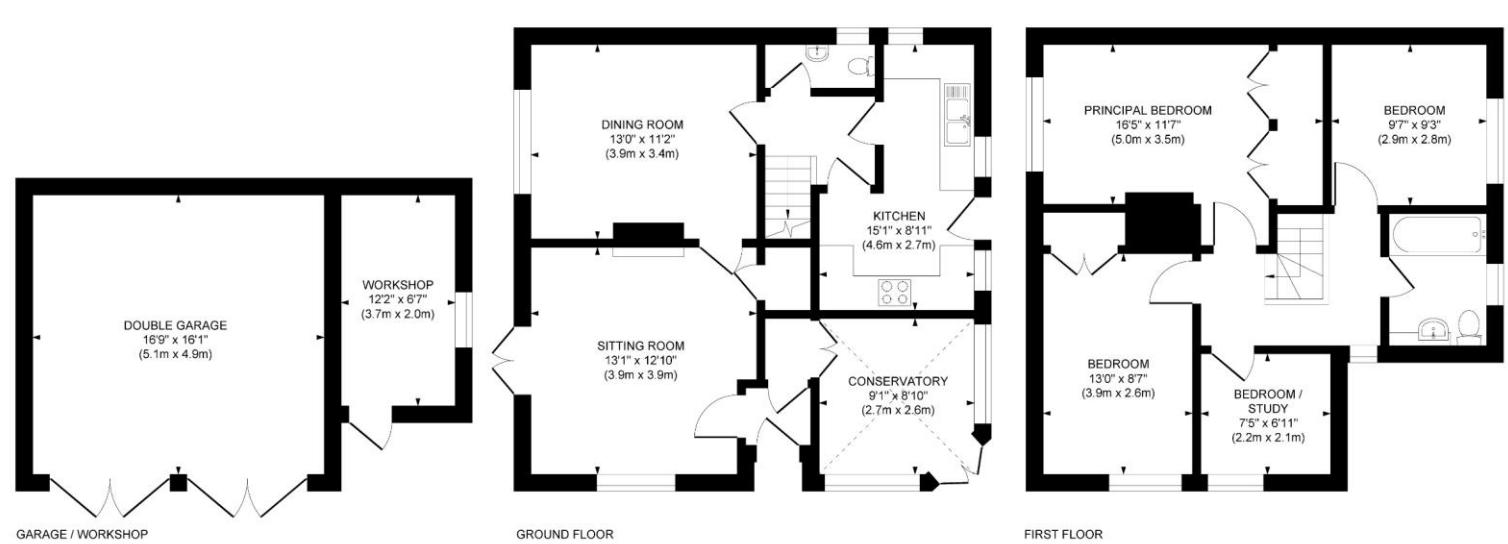
From our offices proceed along the Ockham Road South to the junction with the A246 and turn right in the direction of Guildford. After about 1 mile proceed over the mini roundabout and continue along the A246. At the dual carriageway turn right into East Clandon and continue down The Street passing Ripley Road on your left and the property will be found immediately on your left.

Local Authority

Guildford Borough Council: 01483 505050.



Approximate Gross Internal Area
Main House 1184 sq. ft / 110.07 sq. m
Garage / Workshop 361 sq. ft / 33.54 sq. m
Total 1545 sq. ft / 143.53 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



HENSHAWS

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Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquiries and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

Dolphin Cottage, The Street, East Clandon, Surrey, GU4 7RX

Located in semi-rural location a semi-detached four bedroom cottage with a double garage overlooking fields.



THE PROPERTY A four bedroom character semi-detached cottage located in the heart of East Clandon village with a sunny and secluded south backing garden. The front door to the house is on the side of the house and gives access into the hall with a useful deep coat and shoe cupboard. To the side is a corner conservatory with double doors to the outside. The light and bright, dual aspect lounge has a feature cast iron fireplace and double doors out to the delightful garden. This fireplace is back to back with a second fireplace in the adjacent dining room. Off the inner hall there is the cloakroom and L-shaped kitchen with a good range of kitchen units, a slot in cooker plus space for an under bench fridge, freezer and washing machine. Upstairs two of the three double bedrooms have built-in wardrobes. Bedroom four for is a single room/study all of which have use of the family bathroom. Whilst the cottage is habitable it does require updating. Outside there is a gravel driveway with parking for two cars and a detached timber pitched roof double garage with accessible loft storage and a workshop on the side. There is wide side access through to the well-tended garden with flower and shrub beds, a good sized area of lawn surrounded by mature hedging and a pathway to a gate out onto The Street. Please note that there is no mains gas in East Clandon so heating and hot water is fueled by LPG with two tanks at the rear of the driveway. The popular Queens Head pub is a short walk away as are country walks into the National Trust Hatchlands Estate and beyond. Guildford Town centre is a 10 minutes' drive to the west with Clandon station only one mile away. Local shops and amenities can also be found in East Horsley, Merrow and Shere. The village is surrounded by Green Belt countryside including the Surrey Hills, an Area of Outstanding Natural Beauty. Please note the property has no onward chain. Council Tax Band E.

