



**Yewlands, Ockham Road South,  
East Horsley, Surrey, KT24 6RX**

**£965,000 Freehold**

### Directions

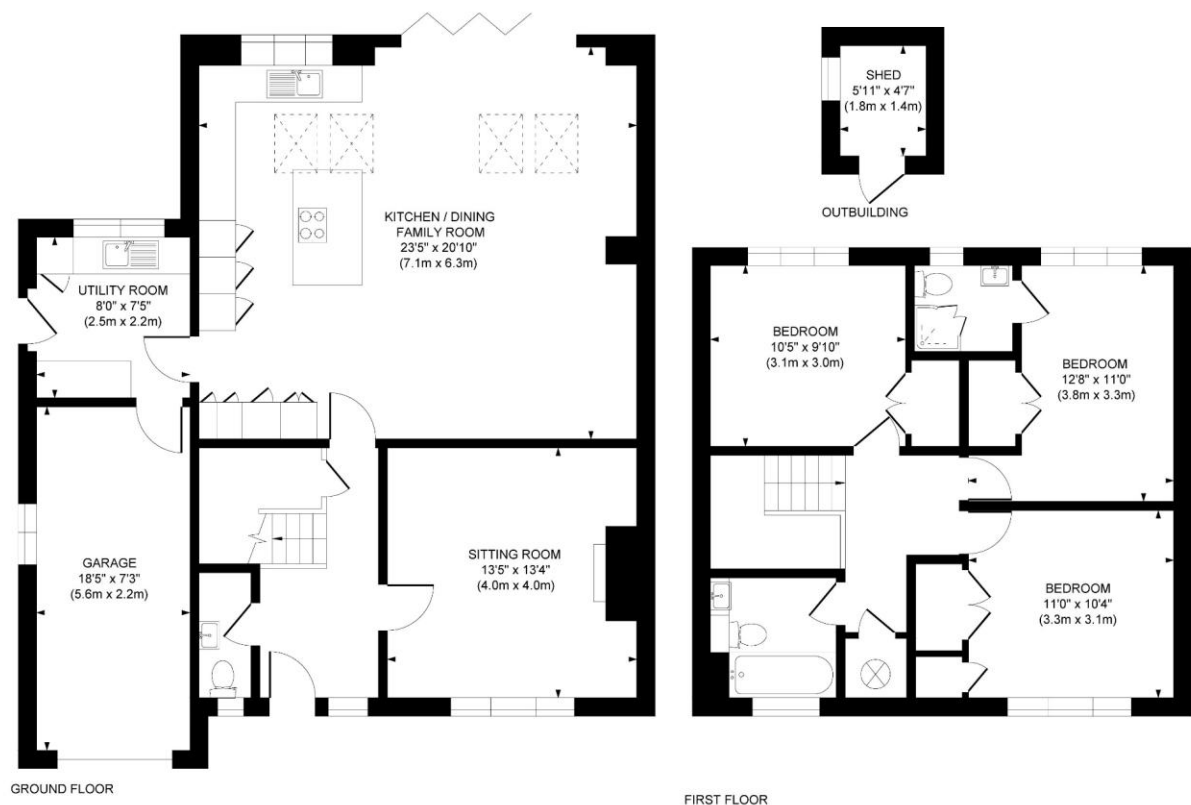
From our offices in East Horsley take the Ockham Road South for approximately one mile and the property will be found on the right hand side shortly before the turn to Bishopsmead Parade.

### Local Authority

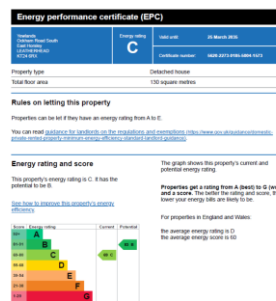
Guildford Borough Council: 01483 505050



**Approximate Gross Internal Area**  
Main House 1619 sq. ft / 150.44 sq. m  
Outbuilding 27 sq. ft / 2.52 sq. m  
Total 1646 sq. ft / 152.96 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.



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A spacious detached family home beautifully appointed throughout including a large recently built kitchen/dining/family room and enjoying westerly backing gardens



**THE PROPERTY** A 3 double bedroom, 2 bath/shower room, detached house that has recently been extended to create a superb kitchen/dining/family room, vaulted at the rear with velux windows and wide bi-fold doors out to the patio and garden. This 490 sq. ft. room is fitted with a dual colour shaker style kitchen including a substantial island with a breakfast bar seating. Fitted appliances include a double oven and grill, induction hob, fridge/freezer, dishwasher and wine fridge. The family area has plenty of room for a corner sofa and wiring for a wall mounted TV. To the side the utility room has useful extra storage and space and plumbing for a washing machine and tumble dryer, plus doors to both the side and into the integral single garage with an electric roller door. Off the welcoming hall the lounge has a feature brick fire place fitted with a wood burning stove. Upstairs the principal bedroom has built-in wardrobes and an ensuite shower room. Bedrooms 2 and 3 also have built-in storage and are serviced by the family bathroom with a shower over the bath. At the front of the property there is a tarmac drive with parking for a number of cars, a raised flower bed and mature hedging. At the rear there is a large patio, lawn, raised flower and shrub beds, garden shed and a decorative pergola. The garden backs west and enjoys the afternoon and evening sun. The completed extension forms part of the planning permission granted that includes extending the utility room and creating a 4th bedroom suite over the garage, Guildford BC planning no. 23/P/01545. Plans available on request.

