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7 Yew Close

East Horsley, Surrey KT24 6FX



A superbly presented 2 bedroom home constructed just 2 years ago and benefitting from remaining NHBC guarantee. Fabulous quiet location in the popular village of East Horsley, combining modern design, practical features and an excellent central village location, this appealing home would suit a range of buyers, particularly those seeking convenient access to local amenities and rail connections.









7 Yew Close

East Horsley, Surrey

Situated in a peaceful cul-de-sac, this attractive modern semi-detached home offers stylish, well-planned accommodation in a convenient village setting.

Built by Taylor Wimpey in 2024, the property is ideally positioned for the local amenities of East Horsley and the mainline railway station which are only a 1/4 mile stroll from the front door. Further benefits include solar panels, driveway parking, a car port with EV charging, an enclosed rear garden and the remainder of the NHBC warranty.

The ground floor opens into a welcoming entrance hall, with stairs leading to the first floor and access to the front-facing sitting room. The sitting room leads through to an inner hallway, which provides a useful storage cupboard and a cloakroom.

Across the rear of the house is the contemporary kitchen/dining room which forms an excellent space for modern living. Fitted with a range of stylish wall and base units, complementary work surfaces and integrated appliances, the room offers plenty of space for a dining table. Double doors open directly onto the rear garden, allowing for a seamless connection between indoor and outdoor living.

Upstairs, the principal bedroom features fitted wardrobes with mirrored sliding doors and a modern en-suite shower room. A second well-proportioned bedroom is served by a contemporary family bathroom, complete with tiled flooring and partially tiled walls.

Externally, the property benefits from driveway parking and a covered car port to the front, with convenient side access leading to the rear garden. The enclosed, south facing garden is mainly laid to lawn, complemented by a patio seating area that provides the perfect setting for relaxing outdoors, dining alfresco or entertaining family and friends.

Annual Service Charge: £382

East and West Horsley form charming villages, set on the edge of the Surrey Hills AONB. This village community provides local independent shops, cafes and deli's, popular pubs and wonderful walking, right on your doorstep. The area benefits from popular, highly rated schools, regular train services to London Waterloo (45 mins) and active community activities. History abounds with West Horsley Place, Horsley Towers and the Ada Lovelace connection and the renowned Chown built homes that give a unique character. Excellent facilities are provided with Squires Garden Centre, Nomad Theatre, Grange Park Opera, The Drift Golf club and a new private members gym and fitness centre.



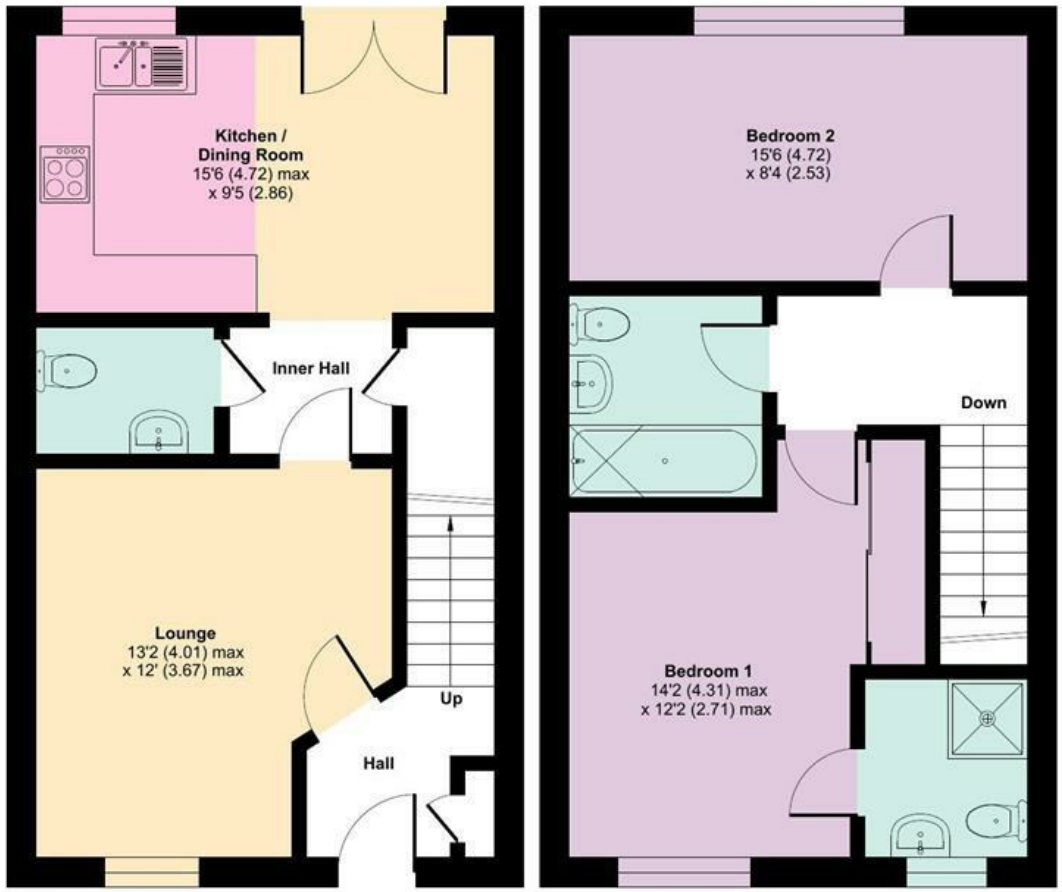






Approximate Area = 860 sq ft / 79.8 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
Produced for Wills and Smerdon. REF: 1529516







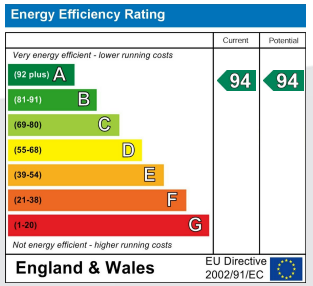




DIRECTIONS

From our Offices in East Horsley, proceed under the railway bridge and take the first left into Lovelace Drive. Follow the road to the right, taking the first right into Yew Close, where No 7 will be found on the left. What3Words: ///foil.public.herds

Tenure: Freehold. Guildford Borough Council E



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