



Yeomans Cottage

Green Lane, Alfold, Cranleigh, Surrey, GU6 8JA

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Alex Harvey
A passion for property

Yeomans Cottage

A characterful, three-bedroom detached cottage, situated on a mature plot of around a quarter of an acre, with a barn-style, detached Oak framed double garage. Located in the semi-rural village of Alfold, close to local amenities and just a short drive from Cranleigh.

- THREE DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- MANY CHARACTER FEATURES
- DETACHED BARN-STYLE DOUBLE GARAGE
- SEMI-RURAL LOCATION
- NO ONWARD CHAIN



This lovely, detached cottage offers surprisingly plentiful accommodation set on a generous plot.

The welcoming porch leads into the reception hall which provides access to the ground floor accommodation which consists of the kitchen/dining room, snug, downstairs cloakroom with utility space, and sitting room. The triple aspect kitchen/dining room is a real highlight of this home with practical yet stylish tiled floors and exposed beams. The kitchen is fitted with a variety of traditional units with stone worktops and finished with a butler-style sink. Appliances include an electric aga, integrated dishwasher and space for a fridge/freezer. The downstairs cloakroom also has space with plumbing for a washing machine. The triple-aspect snug is a lovely bright space with wood flooring and double doors leading into the garden, this room could be used as a home office. The sitting room has exposed beams throughout and a gorgeous, inglenook fireplace with an open fire and stone hearth.

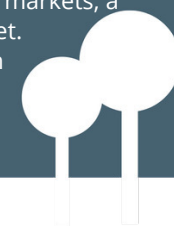
The stairwell leads to the first-floor landing which provides access to all three double bedrooms, and the family bathroom. Bedroom one has plenty of natural light, the luxury of an ensuite shower room (no w.c.), and a Juliette balcony with views across the garden. The generous, dual aspect family bathroom has wooden flooring and a gorgeous roll-top freestanding bath with claw feet.

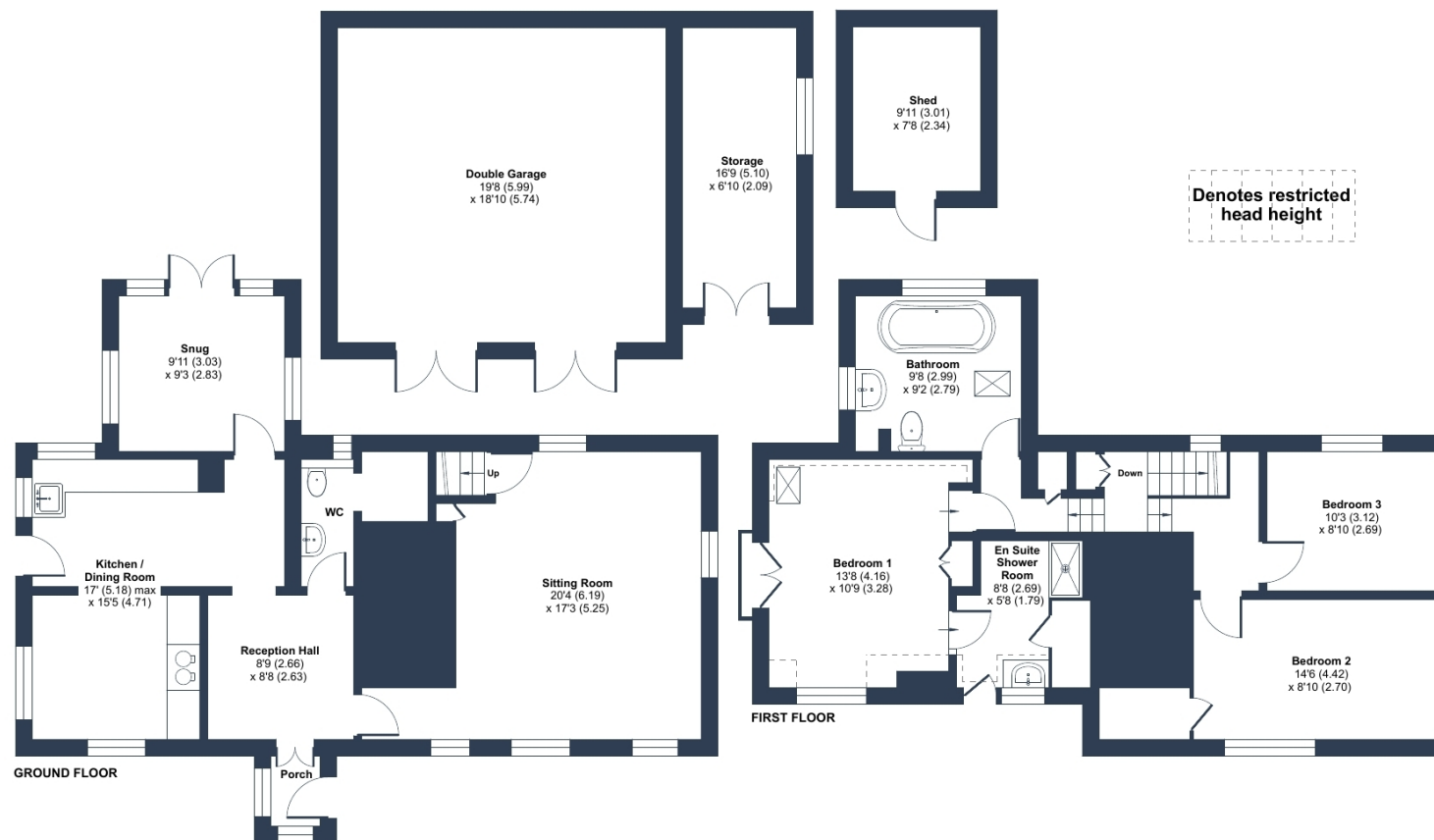


OUTSIDE

Set on a plot of around a quarter of an acre, the property benefits from a gravelled driveway, providing plenty of parking space, leading to the barn-style double garage with power, lighting and an attached storeroom that also has a useful tap. The garden is perfect for aspiring gardeners, with areas of lawn with mature plants and trees. A brick pathway leads to the generous patio, with plenty of space for garden furniture, ideal for alfresco dining and entertaining.

Alfold is a village in Surrey, on the West Sussex border, offering a variety of amenities including village store and a variety of sporting facilities. Cranleigh is around 4 miles away offering a wide range of facilities including a selection of restaurants, shops and supermarkets, a library, leisure centre and a weekly market. More extensive amenities are available in Guildford, around 12 miles away, including a mainline railway station.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2026. Produced for Alex Harvey Estate Agents. REF: 1499562

Approximate Area = 1491 sq ft / 138.5 sq m
 Limited Use Area(s) = 23 sq ft / 2.1 sq m
 Garage = 370 sq ft / 34.3 sq m
 Outbuilding = 191 sq ft / 17.7 sq m
 Total = 2075 sq ft / 192.6 sq m
 For identification only - Not to scale

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

Services

Electricity, oil, water and private drainage (Septic Tank) are currently connected to the property.

Council Tax Band G, however this could be subject to change. EPC-E. Agents note: the ceiling in the sitting room has reduced head height.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110** or email **alex@alexharveyestateagents.co.uk** | **www.alexharveyestateagents.co.uk**