

YATES MEWS



EAST HORSLEY • SURREY • KT24 6RT



A RARE OPPORTUNITY. AN EXCEPTIONAL VILLAGE SETTING.

JUST TWO HOMES  FROM £885,000

TWO BEDROOMS • TWO EN-SUITES • PRIVATE ROOF TERRACE • GARDEN • TWO PARKING SPACES

Yates Mews is an exclusive collection of just two individual new homes, offering a rare opportunity to enjoy contemporary, low-maintenance living in the heart of East Horsley, without compromising on space, quality or individuality.

The architecture draws inspiration from the distinctive character of the village, combining warm brick, traditional flint and timber detailing with confident contemporary design. The result is a pair of homes that feel entirely at home in their surroundings while offering all the advantages of a thoughtfully designed new build.

Inside, carefully considered layouts and an elevated specification create homes designed for effortless everyday living. Generous open-plan kitchen, dining and living spaces form the heart of each property, opening directly onto private gardens and creating an easy connection between indoors and out. Upstairs, two generous double bedroom suites feature beautiful vaulted ceilings, providing a sense of light and space.

Both bedrooms are en-suite, while the principal bedroom opens directly onto a substantial private roof terrace, creating an exceptional additional outdoor living space with a leafy outlook. Plot Two benefits from the larger of the two terraces, offering particularly generous space for outdoor dining, entertaining or simply relaxing.

Private gardens, two parking spaces, EV charging and integrated secure cycle and bin storage add to the practicality of each home.

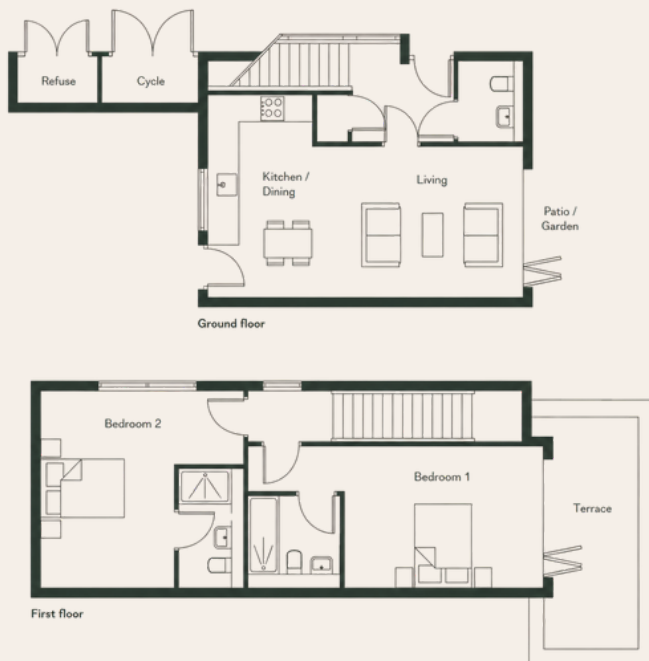


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TWO REMARKABLE HOMES. ONE EXCEPTIONAL SETTING.

01 | DESIGNED FOR EFFORTLESS LIVING

PLOT 1



Plot One has been thoughtfully designed around modern, low-maintenance living.

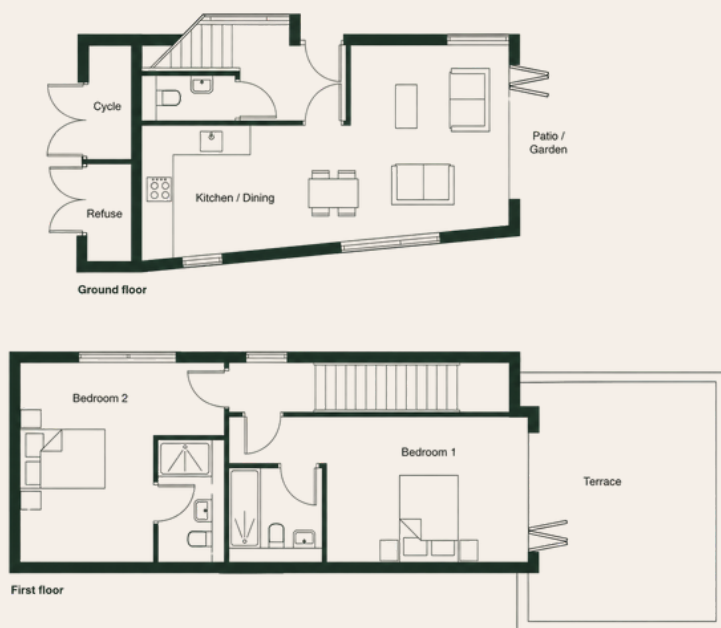
The ground floor centres around a generous kitchen, dining and living space, with a slightly larger kitchen arrangement than Plot Two. The current architectural drawing identifies approximately 40.7 sq m for the principal ground-floor living area.*

Bi-fold doors connect the interior with the garden, while underfloor heating throughout the ground floor and a heat-exchanger based heating system provide discreet contemporary comfort.

Upstairs, two generous double bedrooms each benefit from their own en-suite and beautiful vaulted ceilings.

Both bedrooms feature remote-controlled Velux windows for natural light and ventilation. The principal bedroom opens directly onto a substantial private roof terrace, complete with outdoor lighting and power, creating an exceptional outside space with a leafy outlook.

PLOT 2



Plot Two is a distinctive two-bedroom home designed around generous, light-filled living spaces and a seamless connection to the outdoors.

The open-plan kitchen, dining and living space creates a relaxed setting for everyday life, with bi-fold doors opening directly onto the private garden.

Upstairs, two generous double bedroom suites benefit from vaulted ceilings, while the principal bedroom opens onto an impressive private roof terrace with privacy screening.

Generously proportioned, the terrace creates a wonderful extension of the principal suite, offering space to sit, unwind and enjoy a quieter moment outdoors.

Thoughtful design, carefully selected finishes and exceptional private outside space combine to make Plot Two a truly individual home at Yates Mews.



02 | THE DETAIL

CAREFULLY CONSIDERED. BEAUTIFULLY SPECIFIED.



KITCHEN & LIVING

- Integrated appliances including Lamona fridge-freezer and dishwasher, and Bosch washer-dryer
- Bosch induction hob
- Bosch electric oven and separate high level combi microwave oven
- Quartz work surfaces
- Quorn Stone tiled flooring to kitchen area
- Carpeted living area
- Bi-fold doors opening to garden
- Underfloor heating throughout ground floor



BEDROOMS & BATHROOMS

- Two generous double bedroom suites
- Vaulted ceilings to bedrooms and bathrooms
- Panel heaters to both bedrooms
- White sanitaryware
- White Persia porcelain wall and floor tiles to bathrooms
- Electric vanity mirrors & heated towel rails to bathrooms
- Carpeted upper floor
- Remote-controlled Velux windows



OUTSIDE

- Private garden with patio and lawn
- Tiled roof terrace from principal bedroom with privacy screening
- Outdoor power and lighting to terrace
- Outside tap
- External power and lighting
- Air source heat pump in secluded plant room



PARKING & STORAGE

- Two parking spaces
- EV charging point within carport
- Spacious integrated secure bin and bicycle store
- Tiled side passage
- Gravel-finished parking area
- Lighting and outdoor power to integrated parking area



AIR SOURCE HEAT PUMP

Efficient heating, hot water and underfloor comfort throughout the ground floor.



VAULTED CEILINGS

Adding volume, light and a sense of space to bedrooms and bathrooms.



WHITE SANITARYWARE

Premium quality fittings for a beautifully finished home.



WHITE TILES

White Persia porcelain tiles to bathrooms for a refined finish.



VELUX WINDOWS

Remote-controlled for comfort, ventilation and natural light.



BI-FOLD DOORS

Seamlessly connect your home with the garden and outdoor spaces.



EV CHARGING

Future-ready living with an EV charging point within the carport.



CYCLE & BIN STORE

Integrated and secure storage for everyday convenience.



GENERAL

- 10-year New Build Warranty with Build-Zone

- Predicted EPC A rating

03 | THE LOCATION

Yates Mews occupies an unusually convenient position in the heart of East Horsley, placing village life quite literally on the doorstep.



VILLAGE LIFE, JUST MOMENTS AWAY

Independent shops, cafés and everyday amenities are close at hand. East Horsley has more than 40 retail outlets concentrated principally around Station Parade and Bishopsmead Parade.



CONNECTED WHEN YOU NEED TO BE

Horsley station provides direct rail services towards London Waterloo & easy access to Guildford, making the village particularly well placed for days in London or visiting family.



DISTINCTIVELY EAST HORSLEY

Known for its distinctive brick and flint architecture, mature landscape and established village character, East Horsley has long been one of Surrey's most desirable addresses.

Yates Mews is a contemporary addition using familiar local materials to create two individual homes that feel unmistakably of their setting.



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