



West Clandon

Guide Price £1,000,000 Freehold

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- Four Double Bedrooms • Two Bathroom • High Specification Kitchen • Open-Plan Living •
 - Study/Family Room • Utility Room • Driveway Parking • Secluded Garden • Highly Energy Efficient •
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Two brand new, stunning four bedroom, two bathroom detached houses situated in the highly regarded village of West Clandon, within walking distance of Clandon station. The properties feature open-plan living, private gardens and driveway parking.

As you enter the properties, the feeling of quality and attention to detail is evident right away. The light and spacious hallway opens to the principle rooms with glazed, sliding doors to the sitting room and a wide opening to the kitchen. There is the added benefit of a stylish ground floor WC. The triple aspect sitting rooms are a lovely size and benefit from a focal fireplace and bi-fold doors to the rear garden. The kitchens are absolutely stunning, fitted to the highest standard with integrated appliances, quartz worksurfaces and attractive lighting. There is a wine fridge set within the large central island and breakfast bar and there is plenty of storage throughout. This room is very much the entertaining hub of the house with lots of space for a dining table and further bi-fold doors to the garden. The properties also feature a utility room as well as a separate study and the whole of the ground floor benefits from under-floor heating.

The attractive turning staircase leads to the spacious landing area with a Velux window letting in plenty of light. There are four double bedrooms, all with fitted wardrobes and dressing shelves to the two principle rooms. The main bedrooms boasts a beautifully fitted shower room with designer mirrors and plinth lighting as well as a low profile, over-sized shower cubicle. The family bathroom is superbly fitted and benefits from a bath and separate shower cubicle.

Outside, to the front there is a stunning block driveway allowing parking for several vehicles. Wide gated access to both sides is provided and the rear garden features a lovely Indian sandstone patio area, gaining access from both the kitchen and sitting room, an area of lawn and raised beds with sleepers.

The property is located on The Street, in the popular village of West Clandon and within walking distance of the train station.

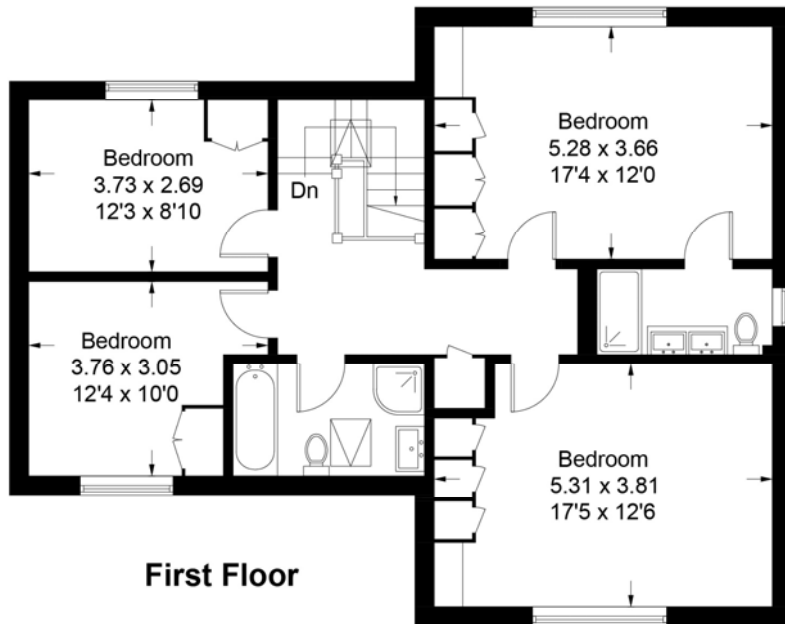


West Clandon is a popular village which appeared in the Domesday Book listed as Clanedum. The village has two pubs, a Saxon church, village school as well as a British Legion and a garden centre at Clandon Park (National Trust property and the former home of the Earl of Onslow). Local shops can be found at Ripley, Send and Merrow with two supermarkets at Burpham. Guildford Town Centre, for more comprehensive facilities lies about 4 miles to the southeast.

Rail services are available at West Clandon to London Waterloo in about 50 mins or the same at Woking for about 22 mins The A3 is a few minutes drive away and links to J10 of the M25 for links to London & Heathrow or anticlockwise for Gatwick.

The area is surrounded by National Trust and farmland, ideal for walking, riding and cycling with stunning views from the North Downs to the South Downs to be found at Newlands Corner.

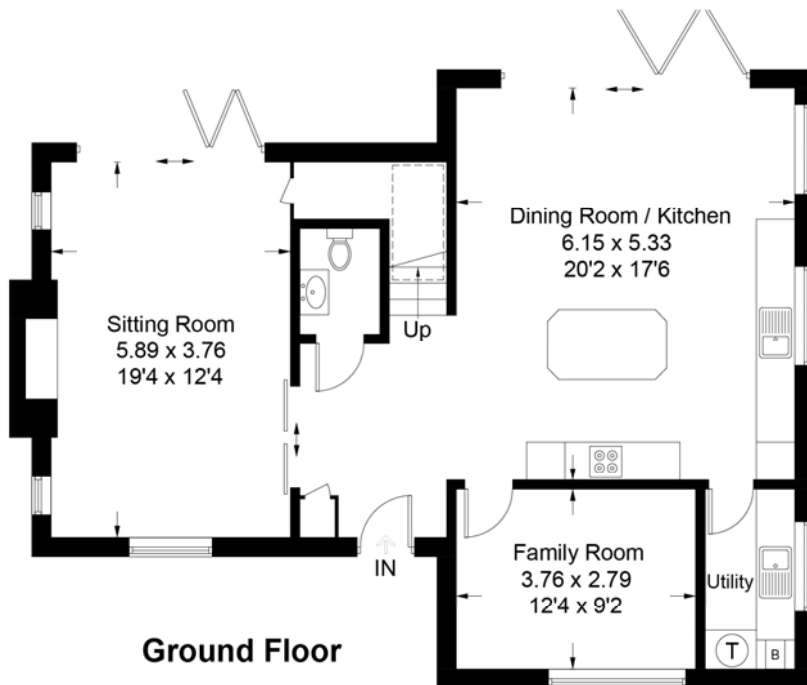
EPC Rating TBC Council Tax Band TBC



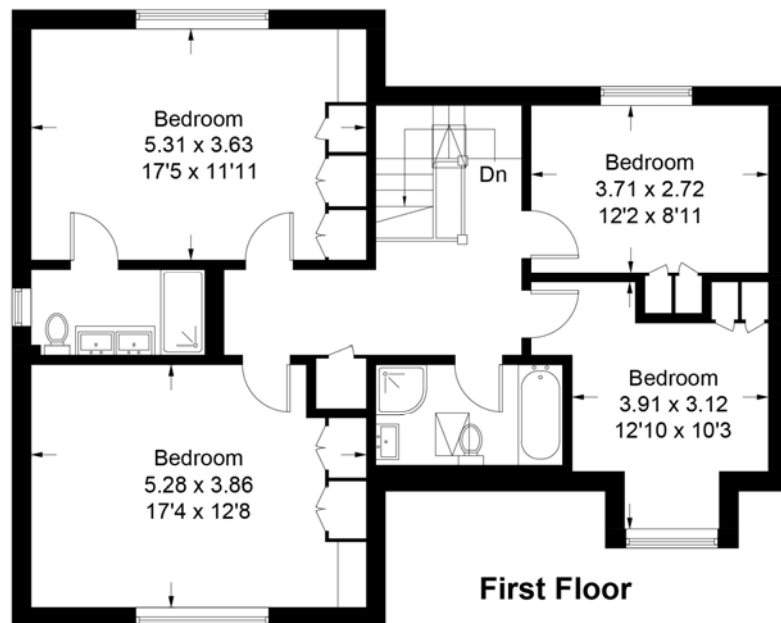
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID564480)
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Approximate Gross Internal Area = 173.1 sq m / 1863 sq ft

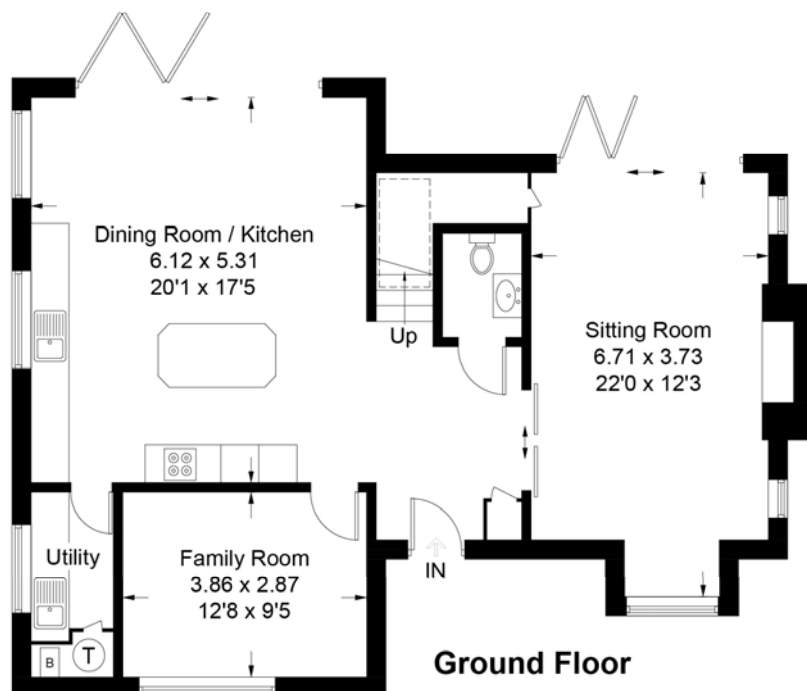




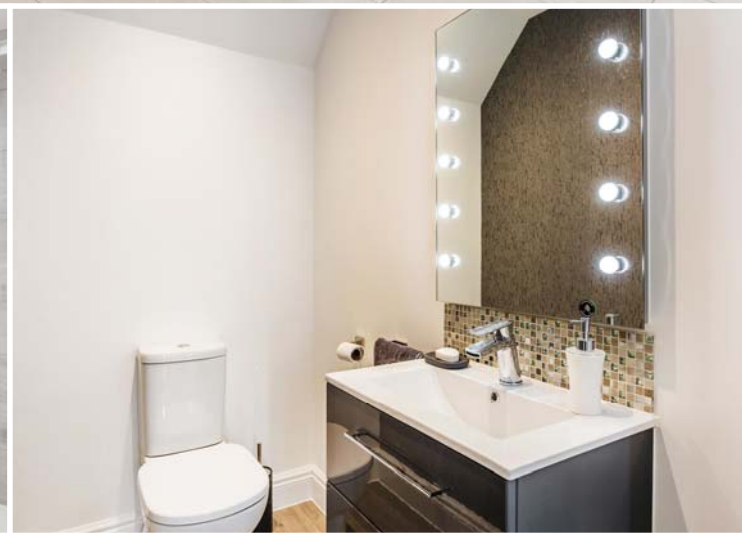


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Approximate Gross Internal Area = 174.7 sq m / 1880 sq ft



West Grove House





Viewings:

Strictly by appointment through Seymours Estate Agents

Contact: 01483 211644

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