



Starfield

Starfield, West Clandon, Guildford, Surrey





A substantial and **well-appointed family house** set on high ground, away from roads, and enjoying a rural outlook.

Summary of accommodation

Grand galleried reception hall | Sitting room | Kitchen/dining room | Home office | Study/family room | Utility room | Cloakroom | Workshop

Principal bedroom with dressing room and bathroom | Three further bedrooms | Two further bath/shower rooms (two en suites)

Second floor bedroom with en suite bathroom and balcony with glorious views

Indoor pool with shower room and gym area, storeroom with former observatory above

Beautiful west-facing gardens with views over farmland

In all about 0.67 acres

Total gross internal area: 5622 sq ft

Distances

Clandon Station 0.3 miles, Guildford 5.5 miles (London Waterloo 35 minutes), Woking 6.4 miles (London Waterloo 25 minutes)

Heathrow Airport (Terminal 5) 20 miles, London 28 miles, Gatwick Airport 32 miles

(All distances and times are approximate)



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Situation

Starfield is set in a highly convenient location in the attractive village of West Clandon which is within 0.3 miles of Clandon Station (London Waterloo 45 minutes).

The village offers two highly regarded and popular public houses, namely The Bull's Head and The Onslow Arms and within 3 miles is the BP garage at Merrow with a Marks & Spencer's food shop. There is also a Little Waitrose 1.4 miles away at Burnt Common.

The County Town of Guildford is approximately 5.5 miles to the west and provides an extensive range of shopping, educational and recreational facilities. Communications in the area are excellent with mainline train services from Guildford and Woking to London Waterloo taking approximately 35 and 25 minutes respectively.

The A3 is a short drive away and provides direct road access to London, the South Coast and the M25 and national motorway network as well as London's international airports.

There are a wide range of very good schools in the area including The Royal Grammar School, Guildford High School, Tormead, Cranmore, Hoe Bridge, Ripley Court, St Catherine's, Bramley, Cranleigh, Charterhouse and Prior's Field. The surrounding countryside is renowned for its scenic beauty and provides miles of walking and riding. There are a number of good golf courses nearby including; Effingham, Clandon Regis and The Wisley.

Starfield

This architect-designed, five-bedroom family home is a stunning example of modern luxury in a peaceful village setting on the edge of the Surrey Hills, just a short distance from Guildford and the M25. Built in 2006/07, the house offers a blend of comfort and practicality, with underfloor heating throughout and thoughtful features like LED downlighters in all rooms and custom-built oak joinery. The home is filled with natural light, thanks to full-height double-glazed windows, and offers beautiful views of the expansive garden.



The ground floor boasts a marble-tiled entrance hall with an atrium, leading to the spacious sitting room, dining room, and study spaces, all of which open to the garden. A fully equipped kitchen, utility room, and a plant-room/workshop provide ample functional spaces.

A particular highlight is the large indoor swimming pool, accessible via a soundproof door from the kitchen, perfect for year-round use. The poolroom includes a cloakroom, gym area, and direct access to the terrace and garden.





Upstairs, the main bedroom includes a Juliet balcony, en suite bathroom, and dressing room, with three further double bedrooms, two additional bathrooms, and a versatile second floor bedroom with its own balcony and incredible views.

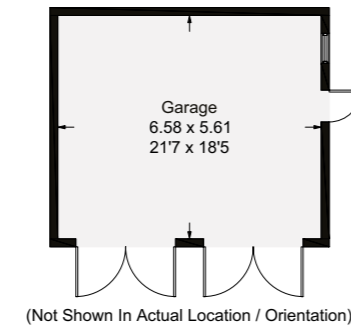
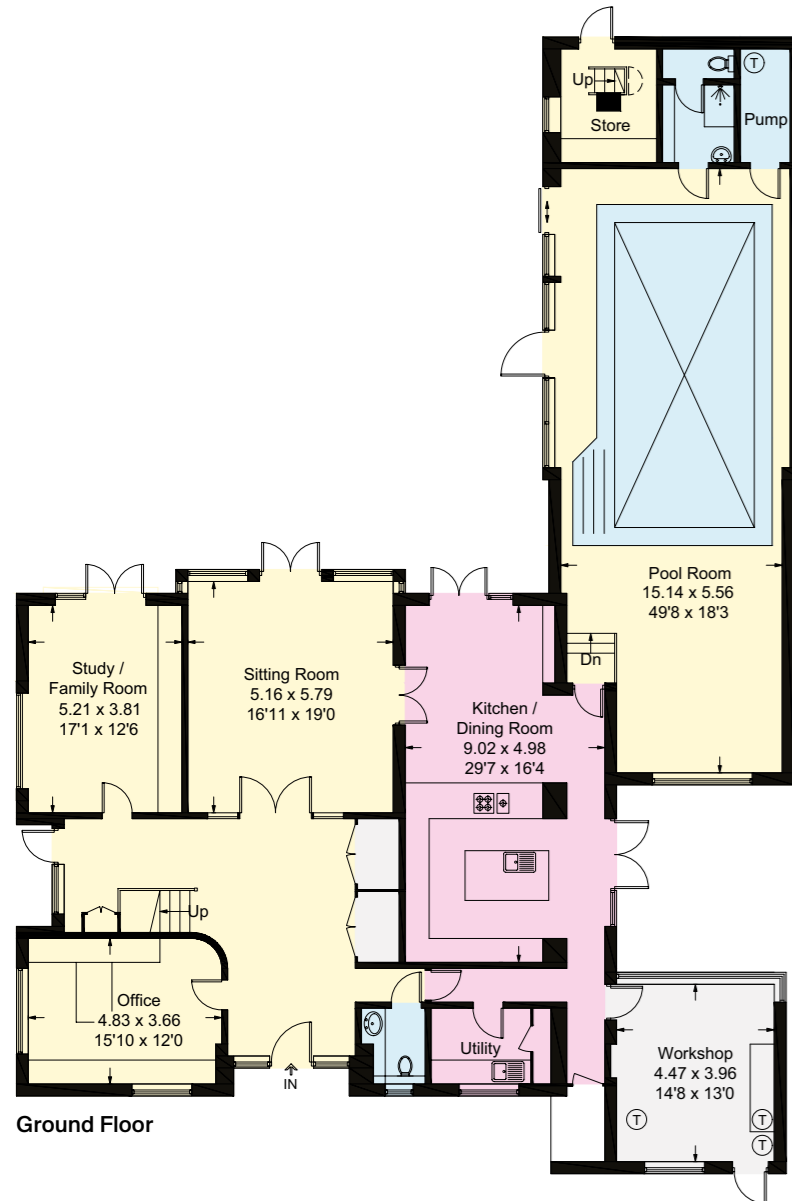




Approximate Gross Internal Floor Area
 485.3 sq m / 5224 sq ft; Garage 37.0 sq m / 398 sq ft
 Total = 522.3 sq m / 5622 sq ft
 (Including Store / Workshop / Pool Room & excluding Void / Eaves)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

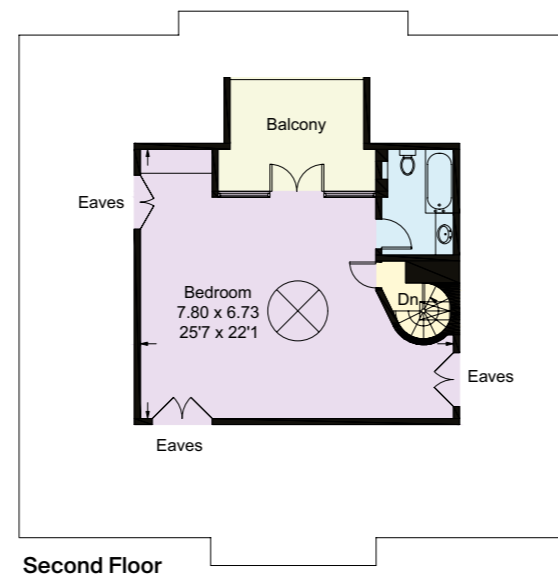
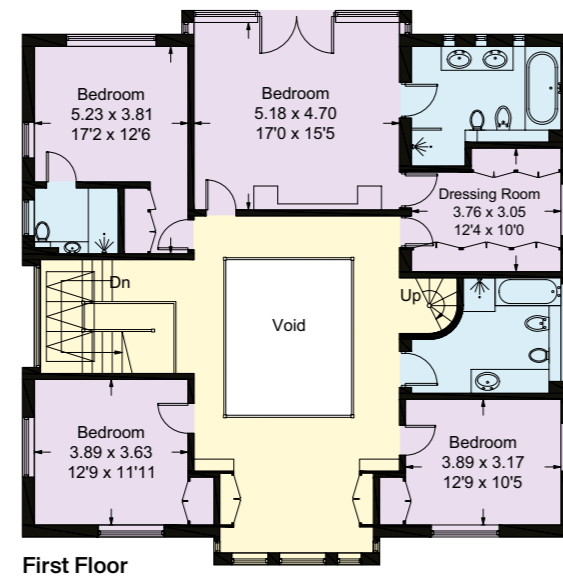
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



(Not Shown In Actual Location / Orientation)



= Reduced headroom below 1.5m / 5'0"



Gardens and grounds

The west-facing garden is a tranquil haven extending to 0.67 acres, complete with a pond, fruit trees, and a vegetable cage, while the garage offers ample space and an electric car charging point.

Notable eco-friendly features include 39 solar panels with storage batteries, a powered heat-recovery and whole-house ventilation system, and rainwater storage tanks for garden irrigation.

The recent installation of air conditioning units provides energy-efficient heating and cooling options, making this home both luxurious and sustainable.



Services

We are advised by our clients that the property has mains water, electricity, drainage and gas central heating.

Directions (Postcode: GU4 7TQ)

From London, proceed south on the A3, over the M25 and leave at the next exit signed to Ockham and Ripley. Continue through the village of Ripley to the roundabout at the end (Burnt Common where the Little Waitrose is). Turn left onto the A247 (Clandon Road) and continue for approximately 1.4 miles into West Clandon. The turning to Dedswell Drive will be found on the right-hand. The entrance to Starfield is at the top, to the right of the small circle.

Viewing

Viewing is strictly by appointment through Knight Frank.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band H

EPC Rating: C



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2024. Photographs and videos dated September 2024.

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