



GREENFIELDS

West Clandon, Guildford, Surrey



PERFECTLY SITUATED AT THE END OF THIS NO-THROUGH ROAD, AN ATTRACTIVE AND WELL-APPOINTED FAMILY HOUSE

Set on high ground enjoying a superb rural outlook over open countryside

Summary of accommodation

Reception hall | Sitting room | Family room | Dining room | Garden room | Kitchen/breakfast room | Utility room | Cloakroom

Principal bedroom with dressing room/bedroom five, store and bathroom | Three further bedrooms | Family shower room

Beautiful west-facing gardens with extensive views over open farmland

Extensive detached double garage

In all about 0.57 acres | Total gross area (including garage): 2948 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)

SITUATION

Greenfields 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 at Burnt Common which is at the other end of the village.

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.

GREENFIELDS

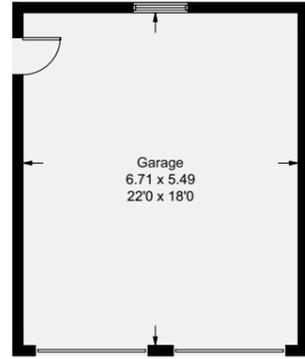
Set on high ground at the end of Dedswell Drive with glorious views over open countryside, Greenfields is a most attractive family house offering beautifully maintained accommodation over two floors including four excellent reception rooms facing south west looking down the immaculate gardens. In addition there is a shaker-style wooden kitchen/breakfast room with adjacent laundry area.





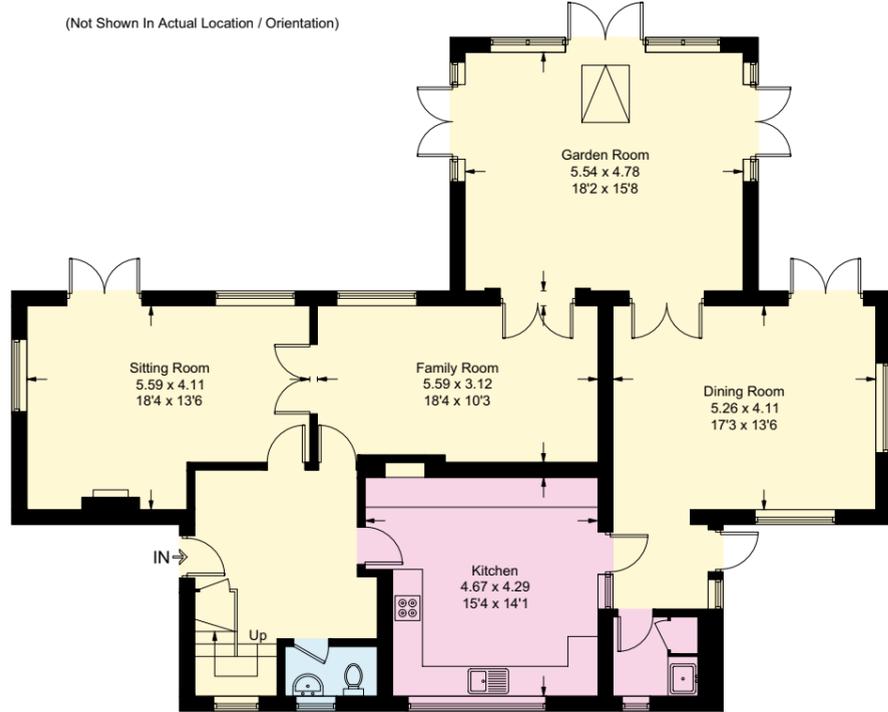
Upstairs are four/five good bedrooms, currently arranged as a very generous principal bedroom with dressing room and bathroom plus three further bedrooms and a family shower room. All the bedrooms are to the rear of the house affording extensive views over farmland.



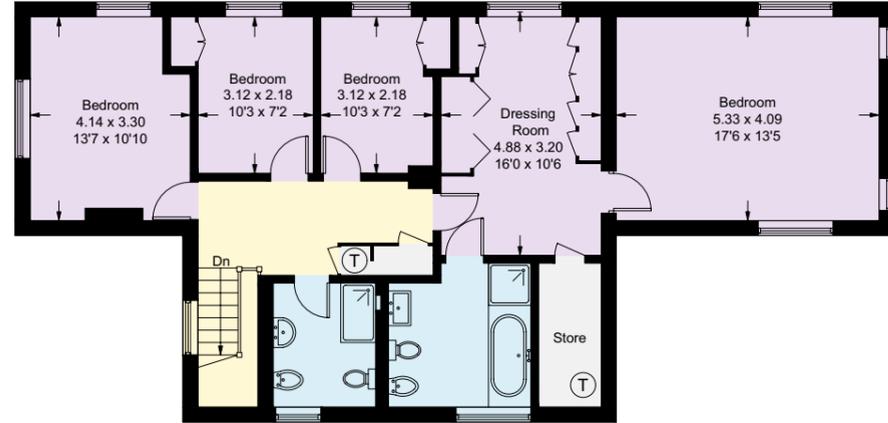


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Approximate Gross Internal Area = 237.1 sq m / 2552 sq ft
 Garage = 36.8 sq m / 396 sq ft
 Total = 273.9 sq m / 2948 sq ft

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 any decisions reliant upon them.



OUTSIDE

The house is approached from Dedswell Drive into a brickwork driveway with parking in front of the garage. The gardens have been lovingly laid out and nurtured to include an extensive York stone terrace running along the back of the house, manicured striped lawns and some meticulous planting including highly productive fruit trees.

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

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band G

EPC Rating: D

Tenure: Freehold

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. Proceed up the road and take the right fork where Greenfields will be found at the end.

Viewings: Viewing is strictly by appointment through Knight Frank.





Tim Harriss

01483 617910

tim.harriss@knightfrank.com

Knight Frank Guildford

2-3 Eastgate Court, High Street

Guildford GU1 3DE

[knightfrank.co.uk](https://www.knightfrank.co.uk)



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