

Newlands Mount, West Clandon, Guildford, Surrey







An incredible opportunity in a secluded Surrey Hills setting with a **glorious rural outlook.**

Summary of accommodation

Ground Floor: Entrance hall | Sitting room | Dining room | Kitchen/breakfast room | Office | Bathroom | Two bedrooms

First Floor: Three bedrooms | Bathroom

Garden and grounds: Gravel drive | Tennis court | Garage | Mature garden | Beautiful three acre field

In all about 4.26 acres

There might be the opportunity to rent or buy further land from the neighbouring estate.

Distances

Clandon Station 1.8 miles (London Waterloo from 45 minutes), Guildford 3.5 miles (London Waterloo 35 minutes)

Woking 7.1 miles (London Waterloo 25 minutes), Heathrow Airport (Terminal 5) 20.7 miles,

Central London 30 miles, Gatwick Airport 34.2 miles

(All distances and times are approximate)



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Situation

Newlands Mount is set in a wonderfully rural yet highly convenient location to the south of the attractive village of West Clandon and is within 1.8 miles of Clandon Station (London Waterloo from 45 minutes).

West Clandon offers two highly regarded and popular public houses, namely The Bull's Head and The Onslow Arms. Within 1.8 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.

Nearby Sherborne is approximately 3.5 miles to the southeast and is the quintessential English country village and also offers excellent day to day amenities. The county town of Guildford is approximately 3.5 miles to the west and provides an extensive range of shopping, educational, recreational and leisure facilities.

Communications in the area are unrivalled 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 is 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, Cranleigh, Charterhouse and Prior's Field.

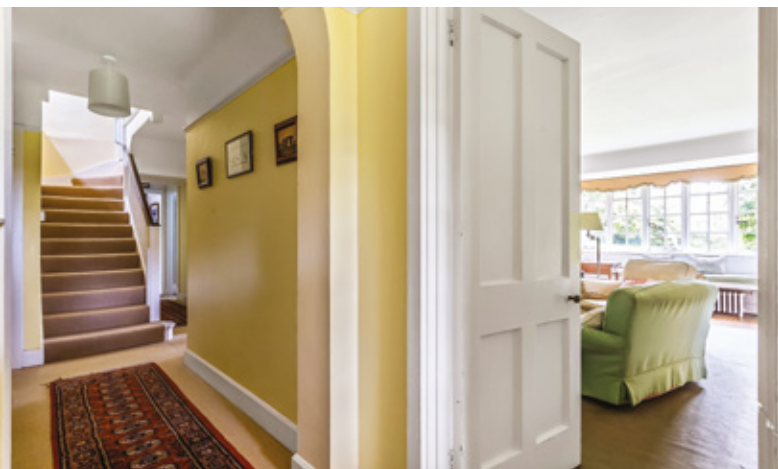
The surrounding countryside is renowned for its scenic beauty and provides miles of walking, cycling and riding within the renowned Surrey Hills Area of Outstanding Natural Beauty. There are a number of good golf courses nearby including Effingham, Clandon Regis, Wisley and St George's Hill.

The property

Owned by our clients since 1960, Newlands Mount is a wonderful colonial style period property set in an outstanding rural location with distant views across its own land to open countryside beyond.

The property now provides a once in a generation opportunity to update and extend (if desired and subject to any necessary consents). The two main reception rooms have working fireplaces. The gardens have been lovingly tended and include a well-maintained hard tennis court. To the northwest of the house is the paddock with separate access off the lane.

From the house, there are miles of unencumbered riding, cycling and walking straight from the doorstep through stunning woodland and open pasture with breath taking sweeping views including the historic Pilgrims Way.





Approximate Gross Internal Floor Area

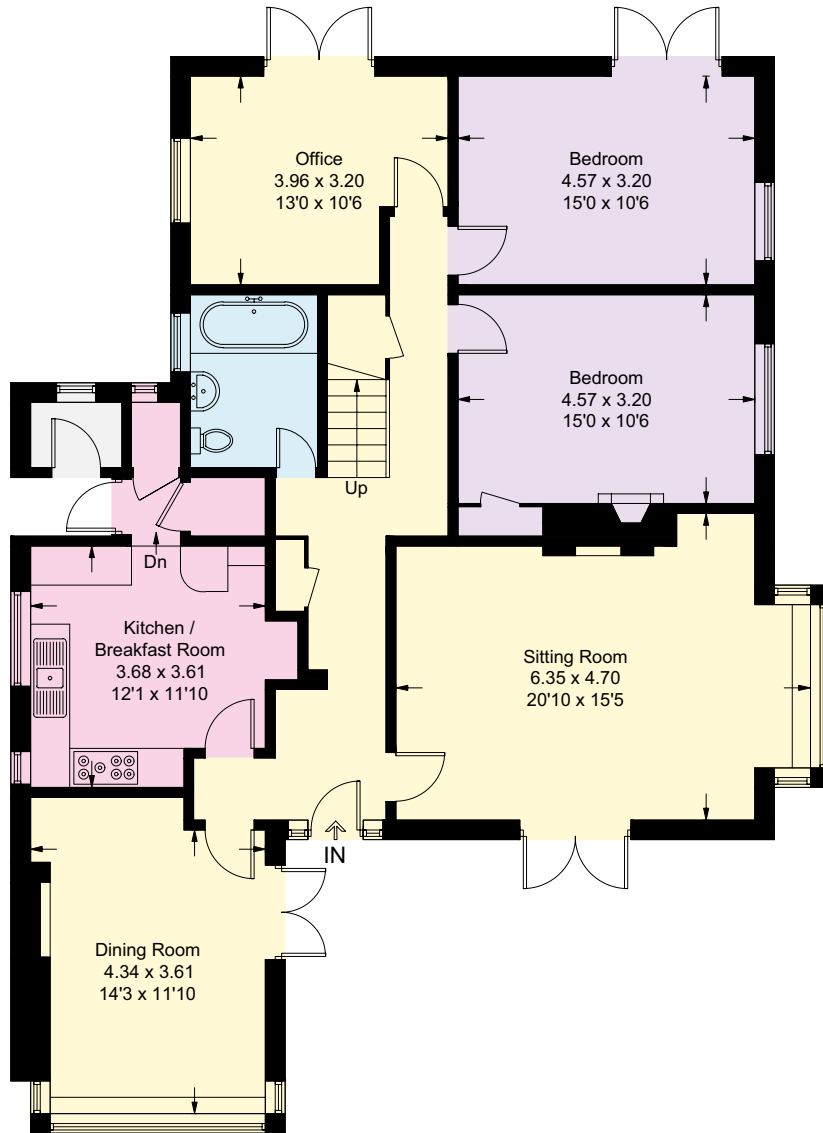
192.5 sq m / 2072 sq ft

Garage = 23.0 sq m / 247 sq ft

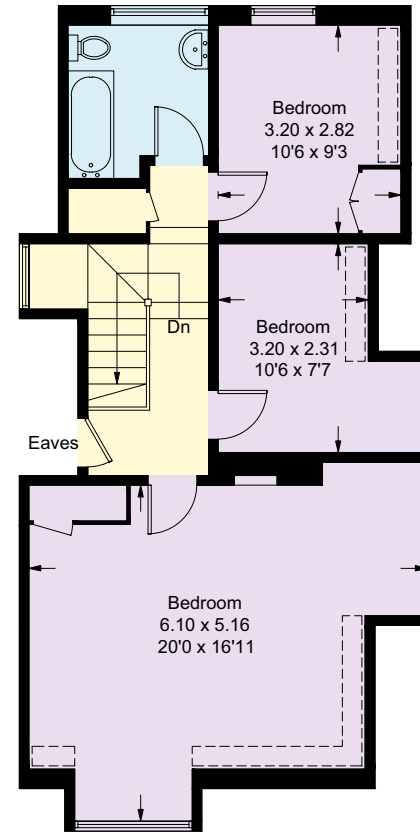
Total = 215.5 sq m / 2319 sq ft

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



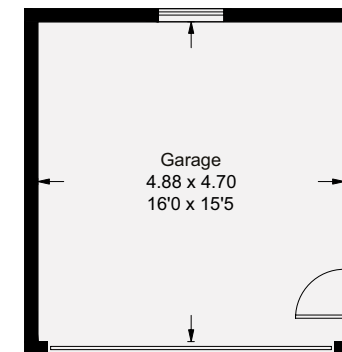
Ground Floor



First Floor



= Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)





Services

We are advised by our clients that the property has mains water, electricity, oil-fired central heating and private drainage.

Directions (GU4 8SG)

What3Words: ///castle.armed.latest

From the centre of Guildford, head east on the A246 to Merrow. Proceed over the roundabout passing the locked gates to Clandon Park on the left which in turn becomes the A25. At the traffic lights, turn right towards Newlands Corner (A25) and after 0.2 miles, turn left off the main road onto the lane signposted to Newlands Mount, Wellhouse Farm and Sun Valley Farm. Stay on the lane for 0.3 miles and the drive to Newlands Mount will be found at the top of the hill on the left-hand side.









Viewings

Viewing is strictly by appointment through Knight Frank.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band G

EPC Rating: G



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.

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