



Littlefield, West Clandon, Guildford, Surrey







A wonderful family house in a **superb location** in the heart of this prime Surrey village.

### Summary of accommodation

Entrance hall | Staircase hall | Sitting room | Family room | Study | Substantial kitchen/breakfast room | Utility room | Cloakroom

Principal bedroom with shower room | Three further bedrooms | Family bathroom | Cloakroom

Wonderful south-facing gardens with an extensive terrace and outbuildings

In all about 0.4 acres

### 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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## The property

Littlefield is set in one of the best positions in the area, tucked away in Dedswell Drive which leads off The Street yet conveniently close to Clandon Station.

Offering excellent family accommodation including a substantial kitchen/breakfast room as well as two good reception rooms; all with doors leading out to the south-facing garden.

Upstairs are four bedrooms including a principal bedroom with extensive storage and en suite shower room. All the bedrooms and family bathroom face south and enjoy views down the garden to the field beyond.

## Gardens and grounds

The property is approached from Dedswell Drive into a tarmac driveway with ample parking. The gardens have been beautifully maintained both to the front and back with mature shrubs and trees and benefits from expansive areas of lawn. In addition there are a couple of stores in the garden and a summer seating area at the back of the garden.







## Location

Littlefield 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.

## Services

We are advised by our clients that the property has all mains services.







## Viewing

Viewing is strictly by appointment through Knight Frank.

## Directions (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 Littlefield will be found shortly on the left-hand side.

## Property information

**Tenure:** Freehold

**Local Authority:** Guildford Borough Council: 01483 505050

**Council Tax:** Band G

**EPC Rating:** E



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 May 2024. Photographs and videos dated May 2024.

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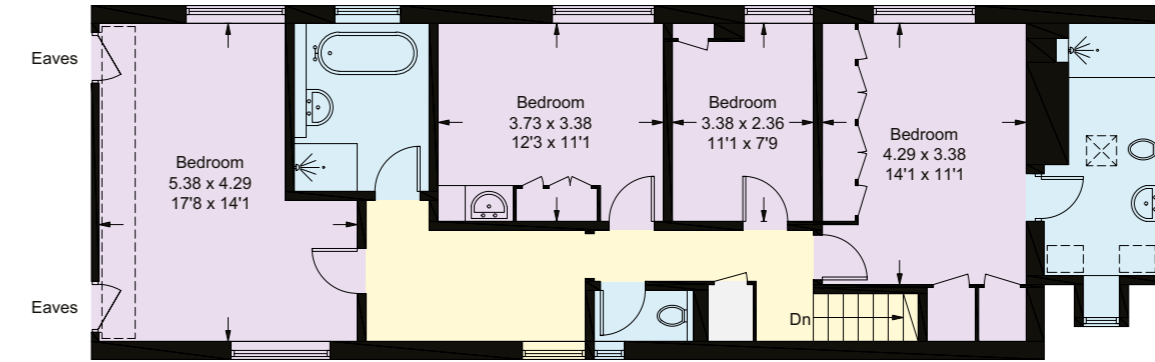
## Approximate Gross Internal Floor Area

207.7 sq m / 2236 sq ft

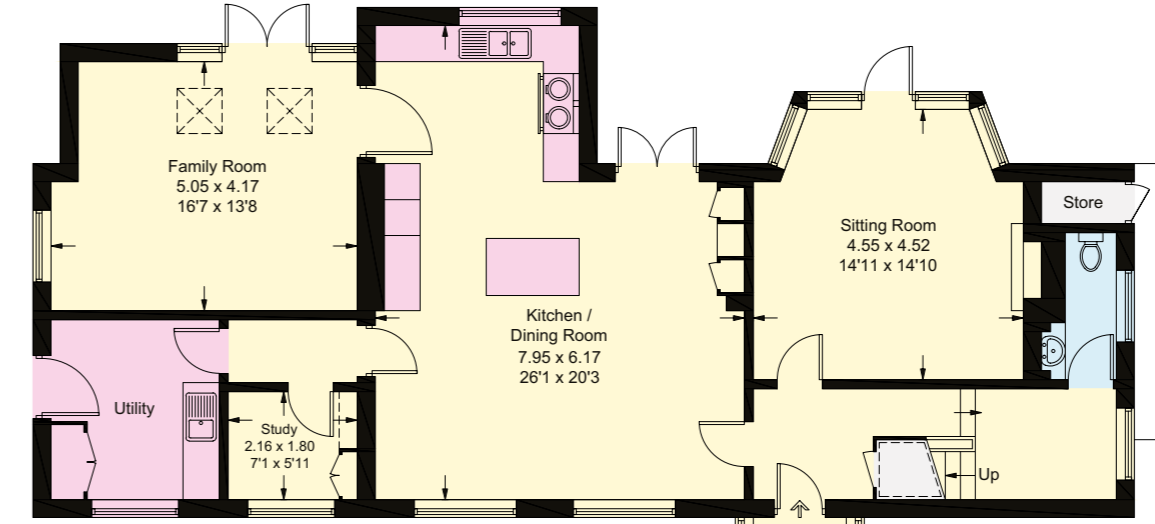
Outbuildings = 13.1 sq m / 141 sq ft

Total = 220.8 sq m / 2377 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.

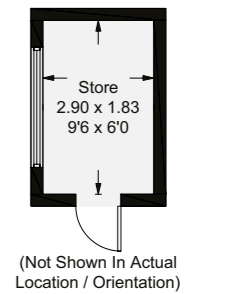
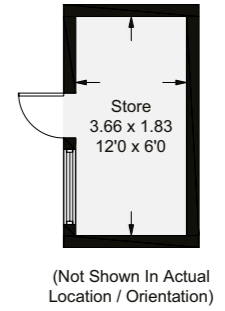
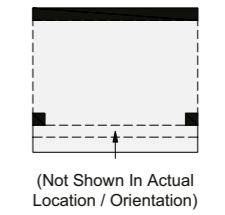


First Floor



Ground Floor

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



= Reduced headroom below 1.5m / 5'0"



