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Fairfield, Clandon Road

West Clandon, Surrey GU4 7UW



An impressive 4/5 bedroom detached character home with over 3,000 sq ft of accommodation including an attached self-contained one bedroom annexe, set in stunning gardens of well over 3/4 acre, and offering great scope for further updating and to enlarge, subject to the usual permissions.









Fairfield, Clandon Road

West Clandon, Surrey

We delighted to bring to market this wonderful and substantial home in the popular village of West Clandon, close to the Surrey Hills.

This characterful home, full of beautiful original features such as timber panelling, picture rails and quarry tiled window sills, sits in delightful, generous gardens of 0.83 of an acre. On driving into the expansive gated gravel driveway, providing plenty of parking, you are immediately struck by the presence of the property and how well the house sits within its grounds.

Once across the threshold the reception hall with polished hardwood herringbone floor and guest cloakroom connects all the day spaces of the home.

From the hall here there is a door to the office/children's playroom or bedroom 5, being a double aspect room. The lovely sitting room with focal point fireplace, is also double aspect with a square bay window to the side and twin French doors to the conservatory and garden beyond. Flowing from the sitting room is the dining room with views over lovely gardens and accessible from both the sitting room and dining room is the all year round conservatory with its panoramic views over grounds.

From the dining room an archway leads to a snug seating or informal dining area with garden access and open plan to the kitchen/breakfast room fitted with a substantial range of units, granite worktops and central island, with space for washer and dryer, fridge and freezer and a very useful walk-in larder cupboard.

Completing the ground floor accommodation is the self-contained annexe with a good sized double bedroom with ensuite bathroom, double aspect lounge and a well fitted kitchen, enjoying both internal access via the main house and separate independent access

From the entrance hall the original panelled hardwood staircase leads to the impressive first floor landing. The main bedroom suite is a delightful double aspect room, with windows to the rear and side overlooking the garden with balcony and ensuite shower room. The 3 further bedrooms all have their own signatures, two of which also have balcony access, and are served by the main bathroom and separate wc.

Outside, there is a detached single garage beyond the large driveway with the remainder of the front garden mostly laid to lawn with mature shrubs, specimen trees and boundaries of a variety of established hedging. There is wide access to both sides of the property, via lawns and patio areas, leading to the rear garden, being a particular feature of the property with views toward a woodland backdrop in the distance. The remaining lawns have boundaries of mature well kept hedging and a Greenhouse and shed. An attractive arch through mature conifer hedging leads to a further lawned area with boundaries of beech and a substantial Timber Summer House with patio to the front, power & light.









Approximate Area = 2564 sq ft / 238.2 sq m
Annexe= 491 sq ft / 45.6 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 3192 sq ft / 296.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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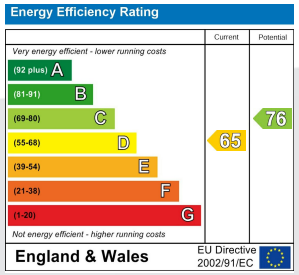





DIRECTIONS

From our offices in East Horsley proceed along the Ockham Road South (away from the railway bridge) for 1 mile and turn right on to the A246. Proceed for about 3½ miles and turn right at the main traffic lights. Proceed through Clandon Village, over the railway bridge, and after about ½ a mile 'Fairfield' will be found on the right just before a small red post box. What3words///plenty.wide.ducks

Tenure: Freehold. Guildford Borough Council Band G



Our Social Media

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