



Pinefold, Malacca Farm, West Clandon, Guildford, Surrey, GU4 7UG

CLARKE



GAMMON



# Pinefold

## MALACCA FARM, WEST CLANDON, GUILDFORD, SURREY, GU4 7UG

A substantial family house sat in a garden plot of one acre offering generous accommodation in excess of 3,100 sqft plus detached double garage. The property is situated within the sought-after private residential estate of Mallaca Farm and backing onto open Green Belt fields and countryside. West Clandon is a most charming rural village close to open countryside yet allowing easy access to central Guildford; there is Clandon railway station within close distance to the property providing a service of approx. 54 minutes from central London.

Accommodation comprises: entrance hall with under stair cupboard and stripped wood flooring; downstairs cloakroom; spacious drawing room with feature fireplace and doors opening to the garden; kitchen/breakfast room fitted with a traditional range of cream units with integrated double oven, gas hob with extractor fan above, Travertine tiled floor and doors opening to the garden; utility room fitted with a range of units and tiled flooring; family/sitting room; dining room; study. Upstairs, there is principal bedroom with fitted wardrobes and en-suite bathroom comprising shower cubicle, freestanding bath, inset twin basins with stone worktops and vanity units under, W.C., and parquet wood flooring; four further bedrooms; and family bathroom comprising corner shower cubicle, bath, basins with a range of fitted units, W.C., and parquet wood flooring. There is a further attic/storage room in the roof space.

The property sits in an lovely sized and secluded plot of approximately one acre with level lawned gardens wrapping around the property. There is a tarmac driveway and a detached double garage with store rooms/workshops to the rear.

- SUBSTANTIAL DETACHED HOUSE
- WELL LAID OUT ACCOMMODATION
- FOUR RECEPTION ROOMS
- TRANQUIL & SECLUDED SETTING IN A PRIVATE ROAD
- EASILY ACCESSIBLE TO GUILDFORD'S TOWN CENTRE
- OFFERING IN EXCESS OF 3,100 SQFT OF ACCOMODATION
- FIVE BEDROOMS & TWO BATHROOMS
- DETACHED DOUBLE GARAGE WITH STORAGE
- SOUGHT-AFTER SURREY VILLAGE LOCATION WITH RAIL CONNECTION
- ALL WITHIN GROUNDS AND GARDENS OF APPROXIMATELY ONE ACRE

### CG GUILDFORD

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**Local Authority:** Guildford Borough Council | Tax Band: G  
**Services:** All mains services connected (TBC)















## SITUATION

West Clandon is a Surrey village within striking distance of the A3 and situated one mile north west of the much smaller separate village of East Clandon. Amenities include Clandon Park gift shop and Garden Centre, a couple of pubs: The Onslow Arms and The Bull's Head and two golf courses being Clandon and Clandon Regis. West Clandon is served by Clandon railway station which runs stopping services via Cobham and Stoke D'Abernon as well as via Epsom to London Waterloo in one direction, and to Guildford in the other. More comprehensive facilities being found in Guildford, being just 4 miles distant, offering a range of shopping, social, recreational and educational facilities. There is an excellent number of both state and private schools in the locality, serving all age groups.

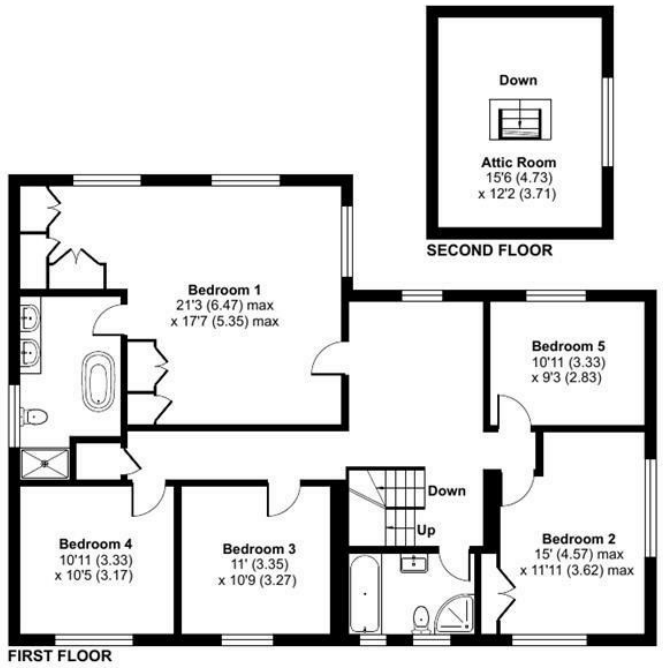
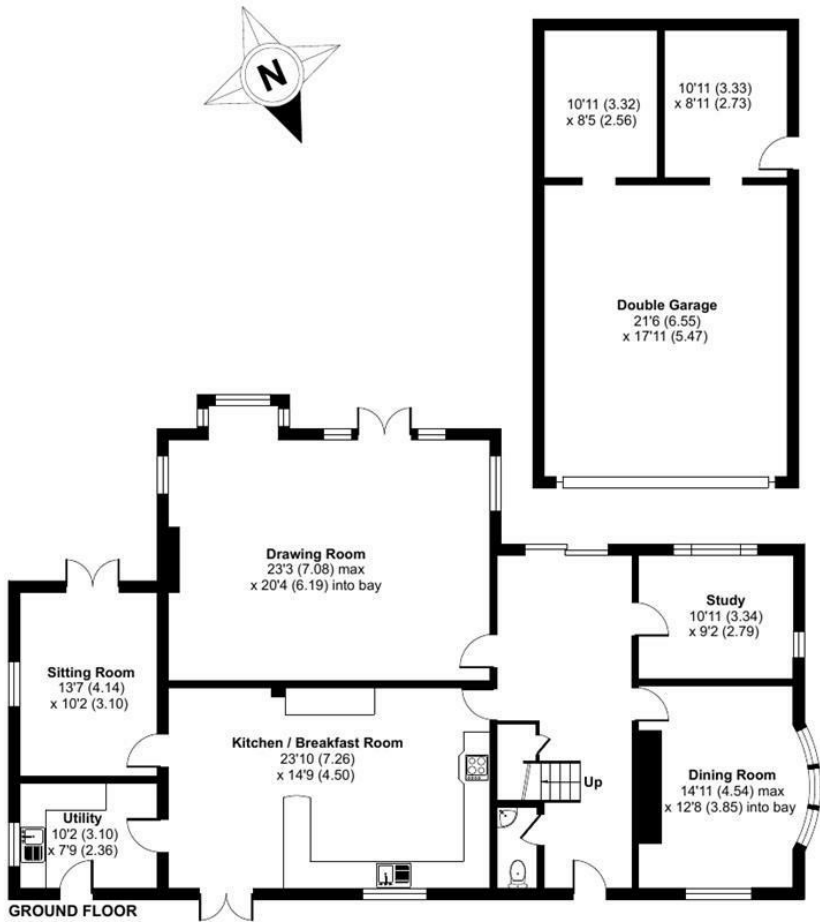






# West Clandon, Guildford, GU4

Approximate Area = 3116 sq ft / 289.4 sq m  
 Garage = 590 sq ft / 54.8 sq m  
 Total = 3706 sq ft / 344.2 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/dhecom 2024. Produced for Clarke Gammon. REF: 1121847

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**AGENT'S NOTE**

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE T: 01483 880 900 | HASLEMERE OFFICE T: 01428 664 800 | LIPHOOK OFFICE T: 01428 728 900 | MAYFAIR OFFICE T: 0870 112 7099 | AUCTION ROOMS T: 01483 223101

