



The Old Dairy, Ripley Road, East Clandon, Surrey

The Old Dairy

RIPLEY ROAD EAST CLANDON SURREY GU4 7SG

Freehold

The Old Dairy completed early 2023 has been skilfully converted by the current owners to a high specification; using only the finest materials and finishes to produce an awe-inspiring home. This magnificent country house provides outstanding accommodation, predominantly over a single level spanning some 7,000 sqft.

The current owners have painstakingly sourced reclaimed materials to ensure the conversion fits sympathetically within its environs. The principal rooms are of particular note and include: the main drawing room with a spectacular double vaulted ceiling that showcases wonderful architectural detail, reclaimed solid oak flooring and large open fireplace which sits in a brick and herringbone inglenook fireplace; the bespoke Charles Yorke solid walnut kitchen, with a range of Wolf, Sub Zero and Miele appliances; large walk-in butler's pantry and separate utility/laundry room.

These rooms are further complemented by a further large vaulted sitting/dining room with wine cellar and access to a conservatory. Furthermore, as you meander through the open and airy hallways you will find a further dual aspect vaulted breakfast room with shaker kitchen, Larder and Miele appliances – well suited to create separate accommodation, if required.

There are six vaulted bedroom suites to the ground floor, all with tastefully finished bathroom/shower rooms, fitted with a range of sanitaryware and furniture from Laufen, Alessi, Ashton & Bentley, Villeroy Boch and C.P. Hart. To the first floor the principal suite boasts a large walk-in dressing. In addition, there is a galleried study area fitted with Hyperion furniture and desks.

During the conversion, our client's gave considerable thought to the overall energy efficiency of the property; fully insulating all of the walls, floors and roof spaces - The heating and hot water comes from a highly efficient ground source heating and hot water system providing underfloor heating to the ground floor.

- A SUPERB DETACHED CONVERSION IN POPULAR VILLAGE LOCATION
- SKILFULLY CONVERTED USING AN ARRAY OF RECLAIMED MATERIALS
- EXTRAORDINARY SPECIFICATION INCLUDING SOLID WALNUT CHARLES YORK KITCHEN WITH WOLF, SUB ZERO AND MIELE APPLIANCES
- SEVEN BEDROOMS AND BATHROOM SUITES
- VIEWS OVER OPEN COUNTRYSIDE, NAMELY HATCHLANDS PARK
- SPANNING SOME 7,000 SQFT, PREDOMINATELY OVER ONE LEVEL
- ECO-FRIENDLY HOME, UTILISING A GROUND SOURCE HEAT PUMP
- BEAUTIFULLY APPOINTED BATHROOMS AND SHOWER ROOMS
- IMMACULATE SOUTH FACING GROUNDS AND GARDENS OF 1.51 ACRES, INCLUDING KITCHEN GARDEN
- DETACHED GARAGING APPROACHED BY SWEEPING GATED DRIVEWAY

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

T: 01483 880900

E: samuel.gordon@clarkegammon.co.uk

clarkegammon.co.uk











GROUNDS AND GARDENS

The gardens and grounds at The Old Dairy are certainly a highlight of the property. The entrance gates lead onto a sweeping driveway through superbly landscaped front garden with an array of established shrubs and trees, which also includes the original well. There is a detached oak framed garage double garage providing additional storage.

The gardens to the rear are equally impressive and are predominately laid to lawn and enjoy a scenic outlook over the neighbouring farmland of Hatchlands Park (National Trust). The garden benefits from a highly productive organic kitchen garden with raised beds, two orchards and two glass houses, as well as a garden store and summer house. There are numerous terraces along the rear and front of the of property, perfect for alfresco dining.



Ripley Road, East Clandon, Guildford, GU4

Approximate Area = 5979 sq ft / 555.4 sq m (excludes void)

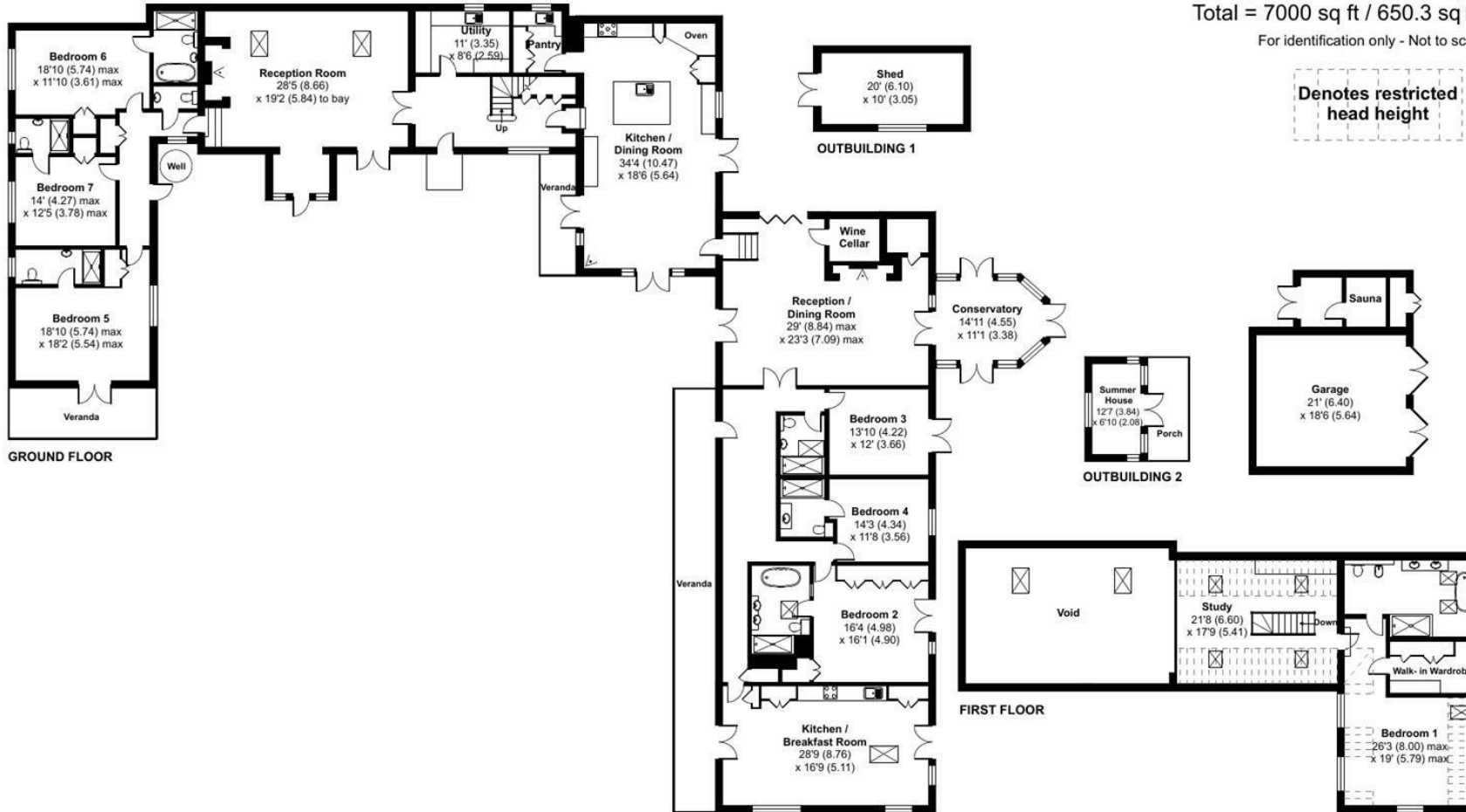
Limited Use Area(s) = 347 sq ft / 32.2 sq m

Garage = 388 sq ft / 36 sq m

Outbuildings = 286 sq ft / 26.5 sq m

Total = 7000 sq ft / 650.3 sq m

For identification only - Not to scale



Denotes restricted head height

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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
	75	83

Services:

Mains electric, Mains water & own water supply from Well, Waste Treatment Plant, Ground Source Heating and Hot Water System.

Local Authority:

Guildford Borough Council
Tax Band G G



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Clarke Gammon. REF: 1025312

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

