



**Three Roods, The Street,
West Clandon, Surrey, GU4 7ST**

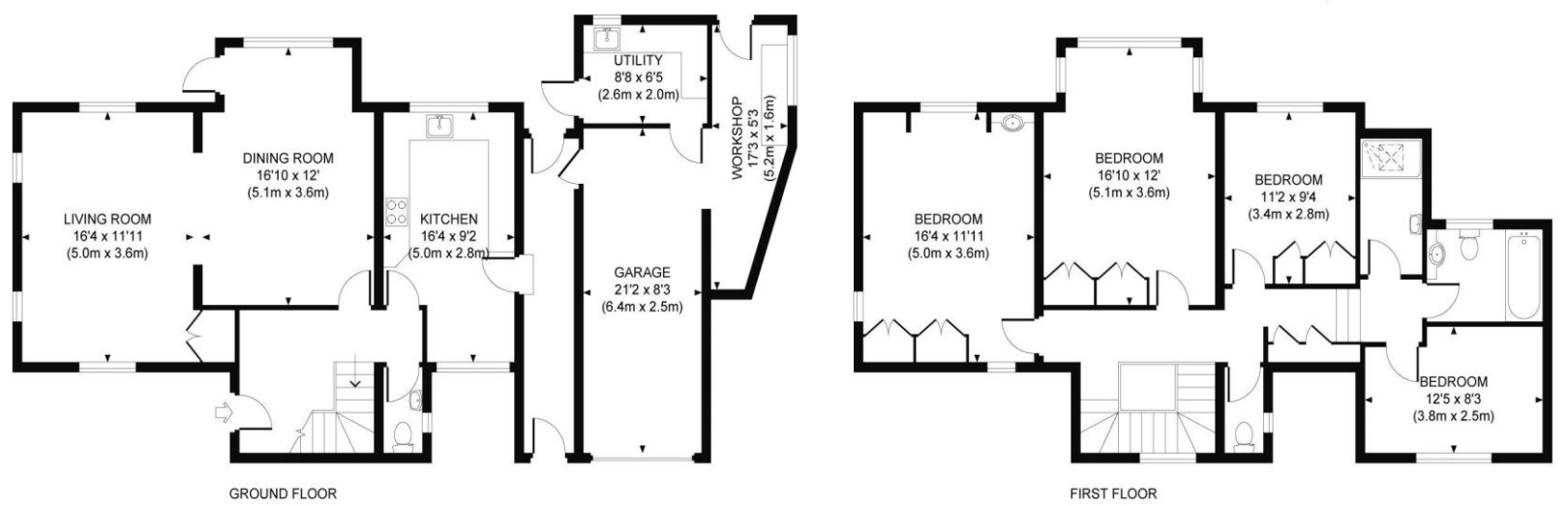
£1,295,000 Freehold

Directions

From our office in East Horsley office turn left onto the Ockham Road South and carry on until the reach the T-Junction of the A246. Turn right and after just over three miles turn right at the traffic lights into The Street and carry on down The Street for about one mile. Three Roods will be found on the left hand side.

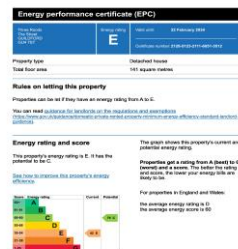
Local Authority

Guildford Borough Council: 01483 505050



Approximate Gross Internal Area 1958 sq ft / 181.9 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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Set in the heart of West Clandon on a half acre plot, a four bedroom character home enjoying views at the rear over woodland and fields.



THE PROPERTY

A charming character detached home, situated on a wonderful half acre plot, in the heart of West Clandon Village. Set well back from the road and enjoying an open aspect to the rear over woodland and fields this delightful four bedroom home is on the market for the first time in many decades. The house has been updated and maintained over the years, however does offer further potential to modernize and being on a particularly wide plot extend subject to planning consent. The gardens are an absolute delight benefitting from a predominately westerly rear aspect to enjoy the afternoon sun, whilst all principle rooms in the house, including the lounge, dining room, kitchen and three main bedrooms enjoy the aspect over the rear garden with views beyond. West Clandon Station offering a commuter service to London Waterloo and being just two stops to Guildford mainline station is about a 10 minute walk away, and the A3 and M25 are both within a few minutes drive. Council Tax Band G.

