

Laneside, West Clandon, Guildford, Surrey

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A **superb family house** offering adaptable accommodation of almost 3000 sq ft in the heart of this very popular village.

**Summary of accommodation**

Entrance hall | Staircase Hall | Extensive south and west facing kitchen/dining/sitting room | Drawing room | Family room | Utility room (possible second kitchen) | Bedroom with en suite shower room (or home office/further reception room)

Five double bedrooms | Bathroom | Shower room | Study

Detached garage block with storage | Substantial garden stores (potential home office/games room/gym)

Beautiful south and west-facing garden with extensive landscaped terracing with numerous seating and dining areas

Planning permission was granted on 14/02/2023 for a detached double garage with storage above following demolition of the existing garage. The development must begin within three years from the date of the permission.

In all about 0.64 acres

**Distances**

Clandon Station 0.5 miles, Guildford 5.4 miles (London Waterloo 35 minutes), Woking 5.0 miles (London Waterloo 25 minutes)

Heathrow Airport (Terminal 5) 18.6 miles, Gatwick Airport 32.2 miles, London 27 miles

(All distances and times are approximate)



Knight Frank Guildford  
2-3 Eastgate Court, High Street  
Guildford  
GU1 3DE  
[knightfrank.co.uk](http://knightfrank.co.uk)

Tim Harriss  
01483 617910  
[tim.harriss@knightfrank.com](mailto:tim.harriss@knightfrank.com)

## Situation

Laneside is set in a highly convenient location in the attractive village of West Clandon which is within 0.5 miles of Clandon Station (London Waterloo from 45 minutes). The village offers two highly regarded and popular public houses, namely The Bull's Head and The Onslow Arms and within 2.8 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, about a mile away. 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, cycling and riding. There are a number of good golf courses nearby including Effingham, Clandon Regis and The Wisley.

## Laneside

Owned by our clients since 2009, Laneside is a superb family house which has been considerably updated by our clients during their ownership and now offers really good family accommodation over two floors including a ground floor bedroom with doors to the garden and en suite shower room which could be an additional reception room if so required.

The kitchen/dining/sitting room is one of the best we have seen and spans approximately 42 feet with impressive windows overlooking the gardens as well as a fireplace in the dining room and a well fitted kitchen with 4 oven AGA.





The utility room is next to the ground floor bedroom and could with minimal adjustment become an additional kitchen, and combined with the family room would make an excellent self-contained annexe.

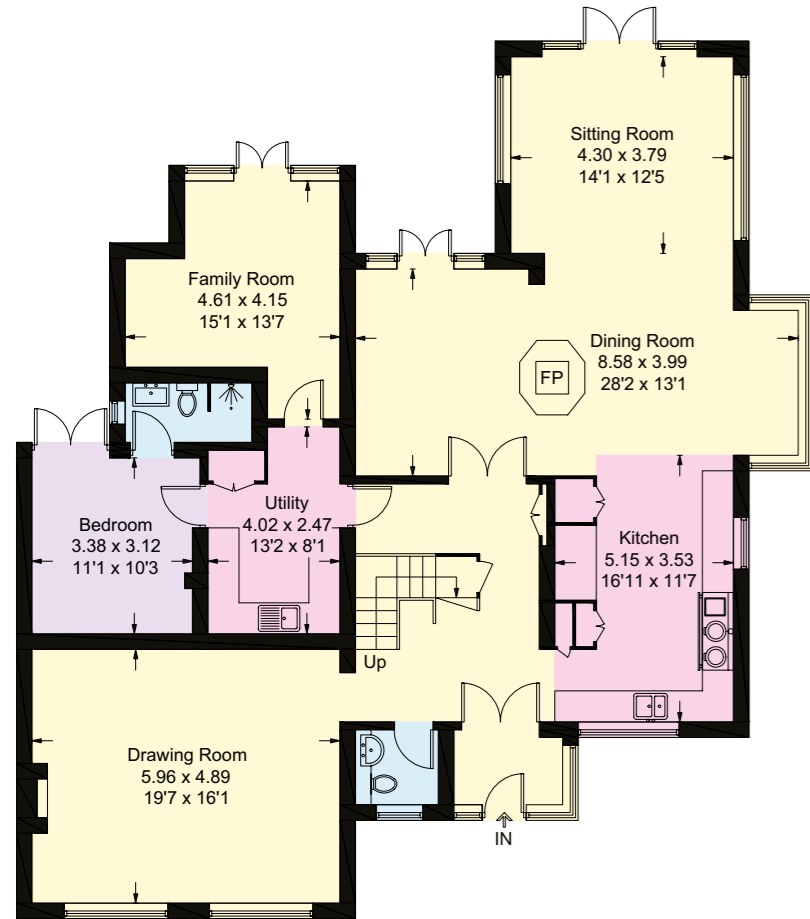
There is a smart drawing room to the front of the house with attractive gas fire and beautiful windows.

Upstairs are five double bedrooms and two bath/shower rooms as well as a study which could be an additional bathroom if required (subject to survey).

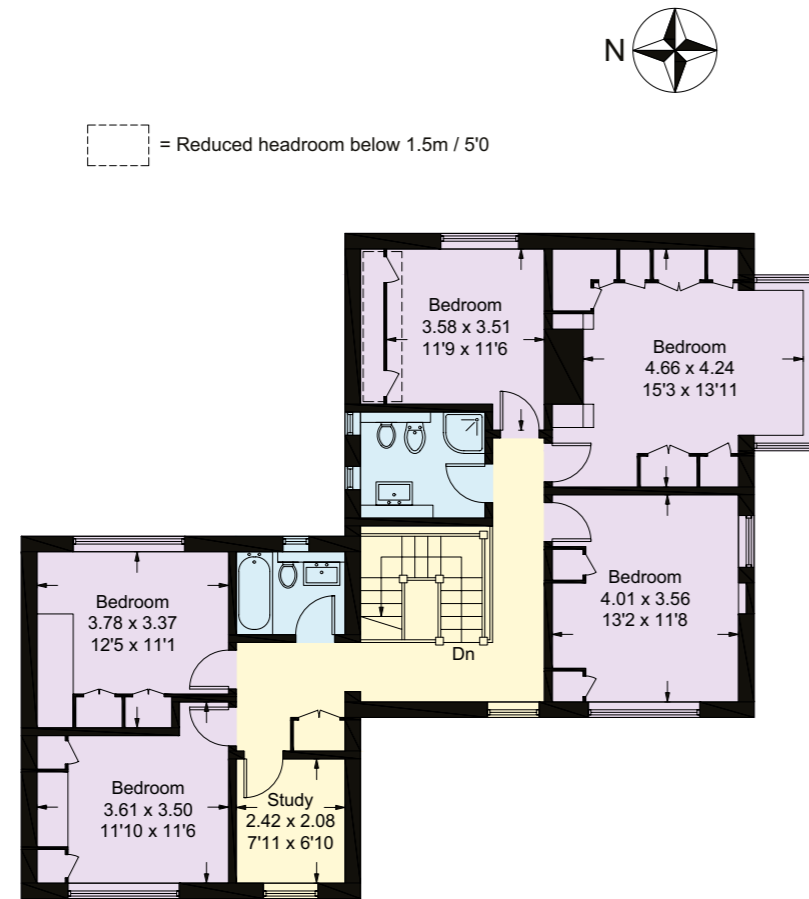


Approximate Gross Internal Floor Area  
 = 273.7 sq m / 2946 sq ft  
 Garage / Storage = 29.4 sq m / 316 sq ft  
 Garden Store = 39.3 sq m / 423 sq ft  
 Total = 342.4 sq m / 3685 sq ft

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.

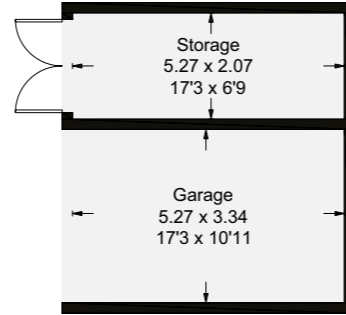


Ground Floor

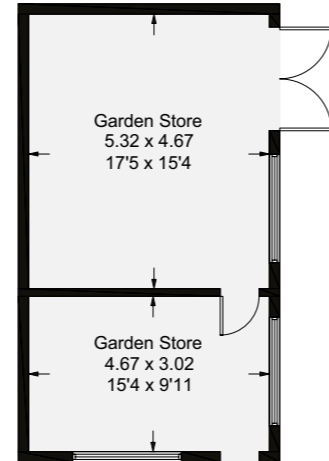


First Floor

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



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)





## Gardens and grounds

The house is approached from Clandon Road through solid electric wooden gates into a block paved driveway, with ample parking and a garage with adjoining store ideal for bicycles and garden machinery.

The south side of the house has been beautifully landscaped with extensive terracing, plenty of dining and seating areas as well as a stone circular seating area around an area ideal for a firepit.

There is an extensive area of west facing lawn and at the bottom is a substantial timber garden store, approximately 26 feet in length, which could make a perfect home office, gym or games room.

## Services

We are advised by our clients that the property has mains water, electricity, drainage and gas central heating.





## Directions (Postcode: GU4 7TL)

From Guildford proceed east along the A25 Epsom Road out through Merrow. After approximately 3 miles turn left onto the A247 (The Street) into West Clandon. Proceed through the village for approximately 1.5 miles and Laneside will be found on the right hand side.

## Viewings

Viewing is strictly by appointment through Knight Frank.

## Property information

**Tenure:** Freehold

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

**Council Tax:** Band G

**EPC Rating:** D



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.  
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Particulars dated September 2024. Photographs and videos dated September 2024.

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