

Lavender Cottage

West Clandon, Guildford, Surrey





A superbly presented period house tucked away in the heart of the village with outstanding views across Clandon Park

Clandon Station 0.3 miles,Woking 5.0 miles (London Waterloo 25 minutes), Guildford 5.4 miles (London Waterloo 35 minutes)
Heathrow Airport (Terminal 5) 18.6 miles, London 27 miles, Gatwick Airport 32.2 miles
(All distances and times are approximate)


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Summary of accommodation

Reception hall | Kitchen/breakfast room opening through to sitting room and dining room | Cloakroom | Separate utility/home office
Extensive stores (suitable for conversion, subject to any necessary consents)

Principal bedroom with en suite shower room | Three further bedroom | Two bath/shower rooms (one en suite)


Double carport with EV charger | Beautiful landscaped gardens and grounds.


In all about 0.44 acres


Approximate Floor Area: 2803 sq ft (house only)

Situation

Lavender Cottage is set in a highly convenient location in the attractive village of West Clandon which is within 0.3 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.



Lavender Cottage

Discreetly hidden away, a beautifully appointed period home offering stunning accommodation situated in the heart of this desirable village, just minutes from Guildford.

Offering a perfect blend of traditional charm and modern convenience, this characterful property is an exceptional opportunity for those seeking a peaceful lifestyle within easy reach of London and the Surrey Hills.

Affording incredible views across open farmland belonging to Clandon Park, this location is hard to beat and a very rare opportunity in this neck of the woods.





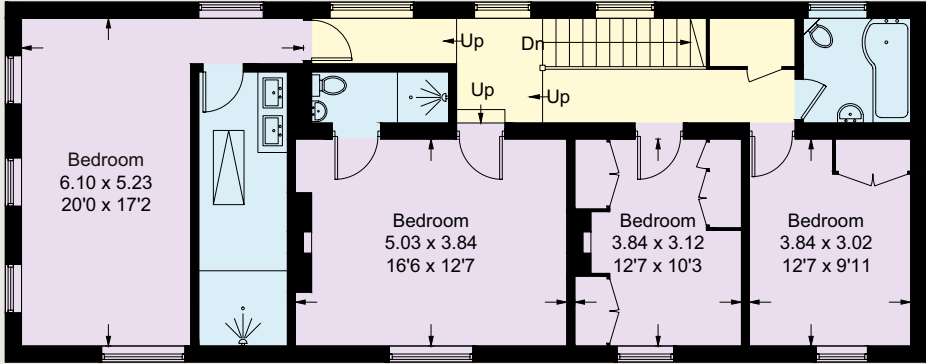




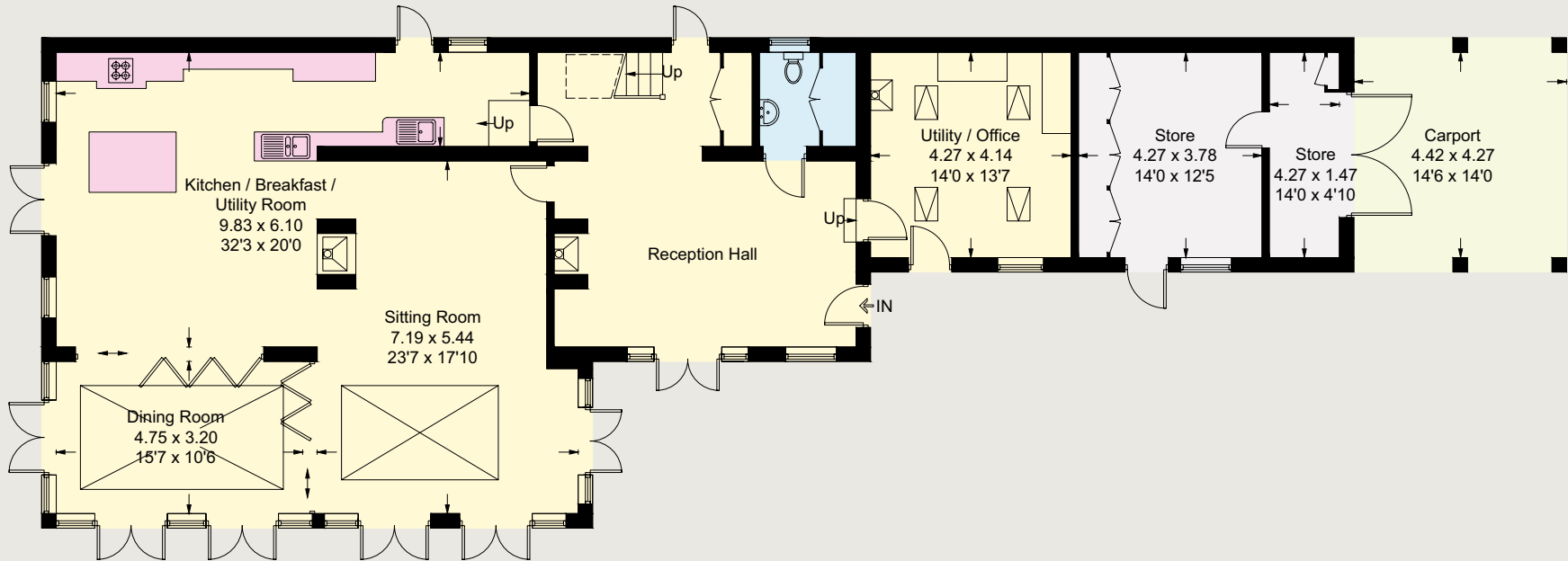
FLOOR PLAN

Approximate Gross Internal Floor Area
260.4 sq m / 2803 sq ft
Stores = 23.5 sq m / 253 sq ft
Total = 283.9 sq m / 3056 sq ft

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



First Floor



Ground Floor

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.

GARDEN & GROUNDS



Property Information

Tenure: Freehold

Local Authority: Guildford Borough Council – 01483 505050

Council Tax: Band F

EPC Rating: D

Directions (GU4 7TD)

From London, proceed south on the A3, over the M25 J10 and leave at the next exit signed to Ockham and Ripley. Continue through the village of Ripley to the roundabout at the end (Burnt Common with a BP garage and Little Waitrose).

Turn left onto the A247 (Clandon Road) and continue into West Clandon.

The drive to Lavender Cottage will be found on the right-hand side opposite The Onslow Arms pub.

What3words: ///thus.honest.crown

Viewings: Viewing is strictly by appointment through Knight Frank.





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