



The Garth, The Street
West Clandon, Surrey GU4 7TG



A substantial early 1900's built detached family home delivering over 3,500 sq ft of beautifully presented accommodation, set amidst 1/2 Acre grounds in the heart of West Clandon village.





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West Clandon, Surrey

We are delighted to bring to market this comprehensive detached family home having been home for the current family for over 25 years.

Originally built in 1905, the primary spaces enjoy gracefully high ceilings and room proportions typically not found in more modern homes, which have been masterfully enlarged to provide balanced space over all 3 floors, and deliver all the spaces required for today's family lifestyle.

Once over the threshold, the reception hall connects all the primary day spaces which include a breath taking kitchen/dining/family room creating the all important hub of the home. The Shaker style kitchen is comprehensively equipped with an Aga, a summer cooking range oven and all the usual appliances, seamlessly flowing through to the Orangery with cascades of light from the vast atrium ceiling creating an ideal family/dining area, perfectly positioned with two pairs of doors giving access to the terrace and gardens. This space is complemented by a utility room, 2 further separate reception rooms and a ground floor shower room/guest wc accessible from the reception hall.

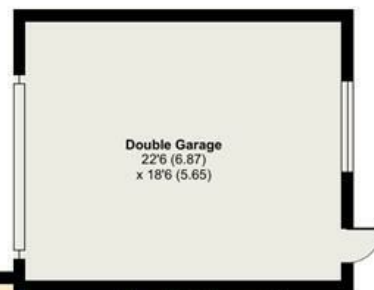
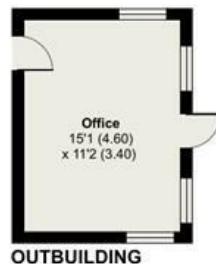
The superbly proportioned bedroom and bathroom accommodation occupies the upper two floors of the home, with a total of 6 bedrooms and 3 bathrooms, all of which are installed with both baths and separate showers.

A home of this proportion deserves grounds to match and once again there is no disappointment here! Extending to 0.486 Acre in total, the outside spaces include paved terrace for summer entertaining, a detached Work From Home Office/Studio, extensive lawns interspersed with fruit trees, all contained within mature boundaries on all sides for maximum privacy.

For anyone new to the area, West Clandon is a delightful village located between the towns of Woking and Guildford providing a picturesque countryside setting and yet close to fabulous amenities. These include Clandon Station serving Waterloo in approx 48 mins, the ever popular Onslow Arms country pub just a short stroll away and a Little Waitrose just a mile away. Comprehensive shopping in Guildford is 5 miles distant (2 miles to Park & Ride), along with a wide choice of both educational and recreational facilities, miles of surrounding countryside ideal for walking, cycling and riding with numerous golf clubs nearby. Also, a short distance are the National Trust sites of Clandon Park and Hatchlands as well as RHS Wisley Gardens.

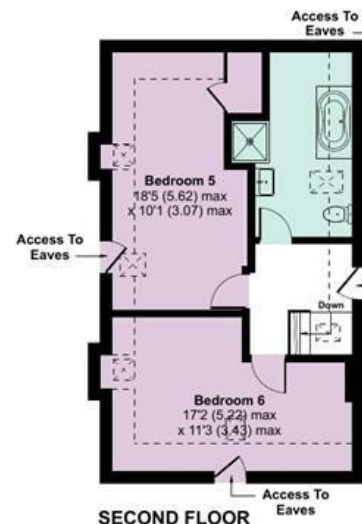


Denotes restricted
head height



Approximate Area = 3052 sq ft / 283.5 sq m
Limited Use Area(s) = 116 sq ft / 10.7 sq m
Garage = 418 sq ft / 38.8 sq m
Outbuilding = 168 sq ft / 15.6 sq m
Total = 3754 sq ft / 348.6 sq m

For identification only - Not to scale





DIRECTIONS

Leaving Guildford on the A25, continue to the Clandon lights intersection with the A25, turning left onto The Street (A 247). Continue passed The Onslow Arms and Clandon Station where the driveway to The Garth will be found 3rd on your right after the turning to Bennett Way. [///wallet.safes.modes](http://wallet.safes.modes)

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Ripley Office | Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ T | 01483 224343
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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	65	78
EU Directive 2002/91/EC		

