

## Fairfield Clandon Road West Clandon, Surrey GU4 7UW £3,950 PCM Unfurnished

#### PROPERTY DESCRIPTION

Spacious character family home set in 0.84 acre garden. The accommodation comprises: reception hall; guest cloakroom; office/children's playroom or bedroom 5, lovely sitting room with focal point fireplace and doors to the conservatory and garden beyond; dining room; conservatory; open plan kitchen/breakfast room fitted with a substantial range of units and central island; self-contained annexe with a good sized double bedroom with ensuite bathroom; double aspect lounge and a well fitted kitchen; staircase leads to the first floor landing; master bedroom with balcony and ensuite shower room; three further bedrooms (two of which have balcony access); family bathroom and separate wc. Outside, there is a detached single garage beyond the large driveway with stunning gardens and views toward a woodland backdrop in the distance.

### **PROPERTY FEATURES**

- Large character family home
- · Open views towards woodland
- 4-5 bedrooms
- Kitchen breakfast room
- Walking distance to Clandon Station
- Self -contained one bedroom annexe
- · Extensive maintained gardens
- 2 bathrooms
- 3 reception rooms and conservatory
- Professionally managed by W&S



Scan the QR code for the Material Information

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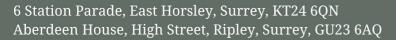






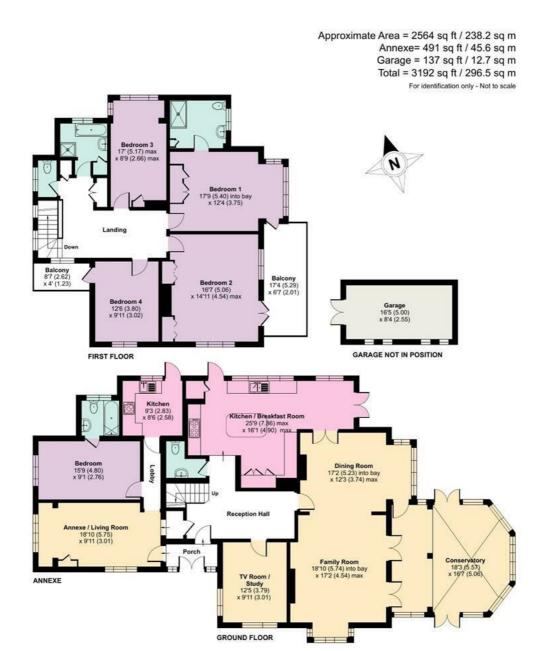








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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2025. Produced for Willis and Smerdon. REF: 1371829



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