



CEDAR TREE HOUSE

West Clandon, Guildford, Surrey



A SUPERB FAMILY HOUSE SET IN BEAUTIFUL GARDENS OF AN ACRE

Offering adaptable accommodation of over 3000 sq ft, in this very popular village,
and only about 0.75 miles from Clandon Station

Summary of accommodation

Entrance hall | Reception hall | Drawing room | Dining room | Study | Kitchen/breakfast room leading to both Family room and Conservatory | Cloakroom | Utility room | Shower room | Extensive integral garaging and workshop | Courtyard

Five double bedrooms (Bedroom five is over the garage and would make a perfect nanny suite)

Three bath/shower rooms (two en suite)

Greenhouse

Immaculate gardens with former grass tennis court

In all just over 1 acre

Distances: Clandon Station 0.75 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 28 miles

(All distances and times are approximate)



CEDAR TREE HOUSE

Cedar Tree House is a handsome and well-proportioned detached family home, occupying a delightful semi-rural position on sought-after Green Lane, on the edge of the popular Surrey village of West Clandon.

Set back behind gates and approached via a gravel driveway, the house enjoys a lovely sense of privacy with far-reaching views across open countryside to the front and mature gardens to the rear.

Built in traditional red brick beneath a tiled roof, the house has been beautifully maintained and offers generous, well-balanced accommodation extending to approximately 3,396 sq ft, with further outbuildings and garages providing excellent ancillary space.

The ground floor is centred around a welcoming reception hall, leading to a series of elegant yet practical living spaces. The principal drawing room is a standout feature, enjoying a large picture window overlooking the gardens,



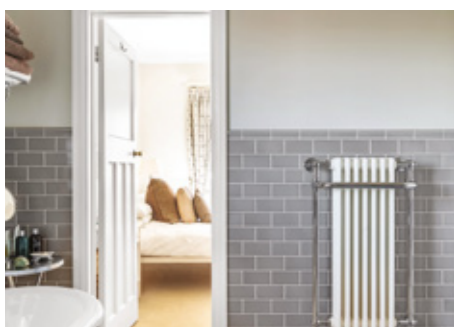


exposed ceiling detail and a character fireplace flanked by bespoke shelving. A formal dining room provides ideal space for entertaining, while the family room offers a more relaxed everyday sitting area.

The kitchen/breakfast room is a substantial and sociable space, well arranged for family life with ample storage and preparation areas. This opens naturally into a light-filled conservatory, which enjoys views across the garden and provides direct access onto the terrace, making it ideal for year-round use. A study, pantry, utility room and access to the internal garage and workshop complete the ground floor accommodation.

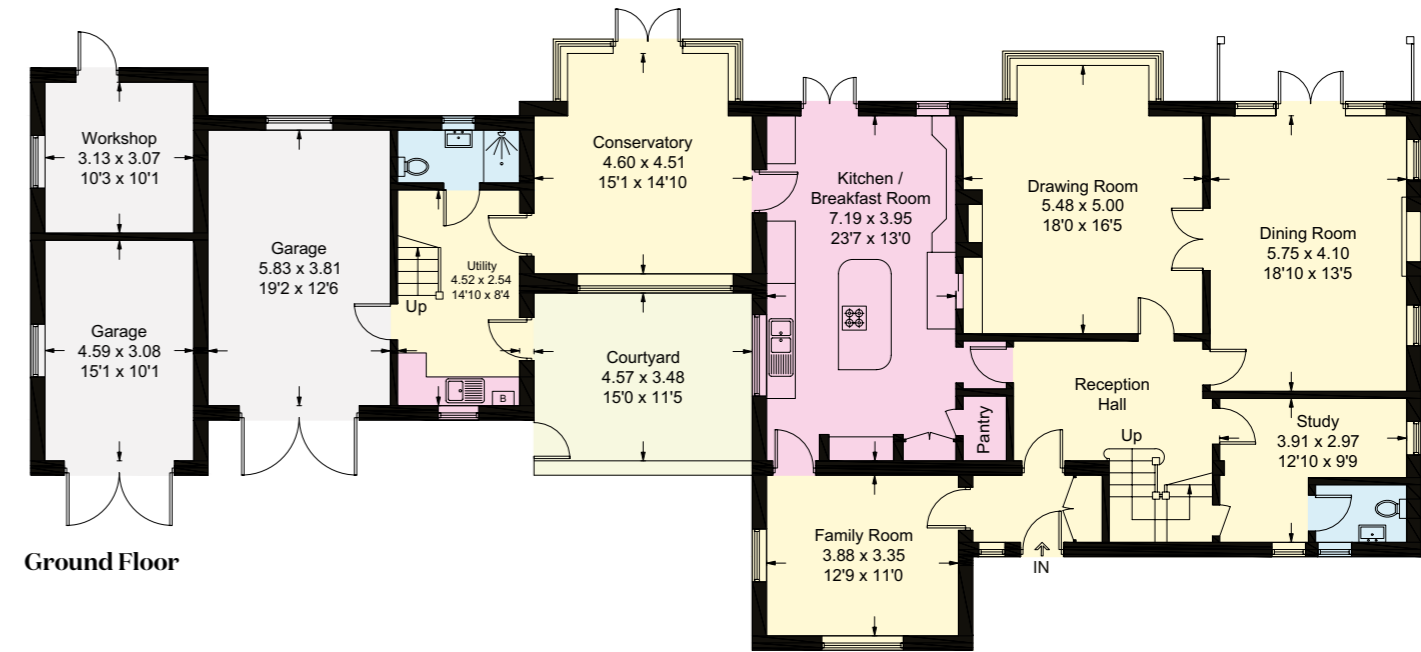
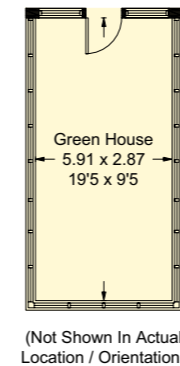
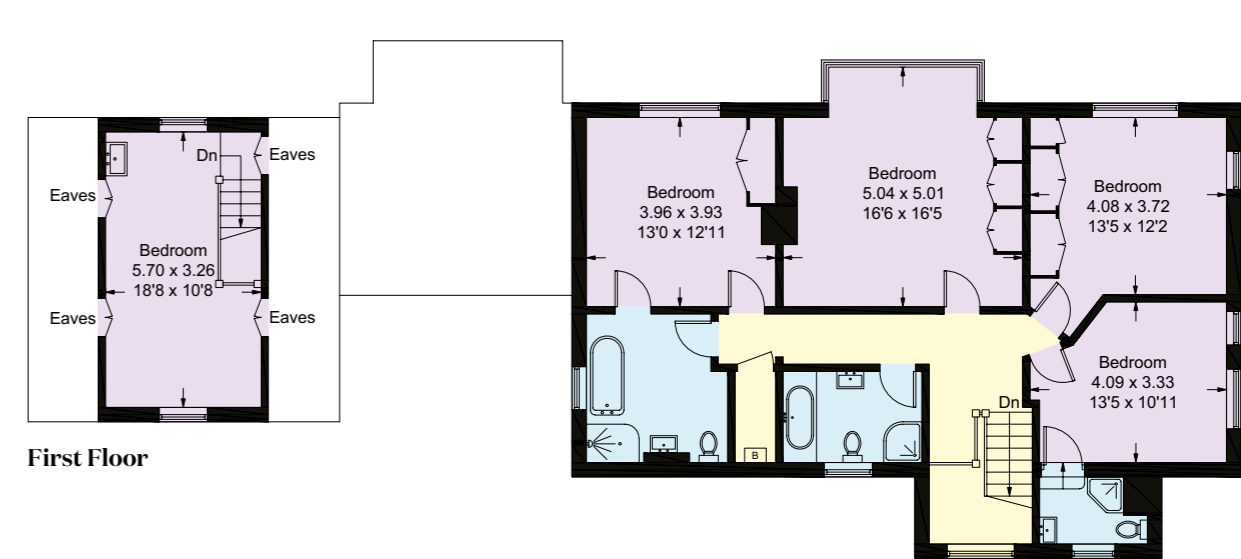


Upstairs, the house offers a generous selection of bedrooms, all well-proportioned and enjoying pleasant outlooks. The principal bedroom is particularly spacious, with built-in storage, while the remaining bedrooms provide excellent versatility for family, guests or home working.





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



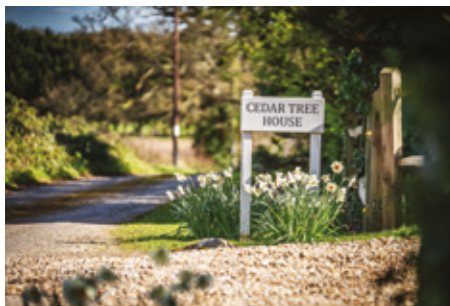
Approximate Gross Internal Area = 315.5 sq m / 3396 sq ft
 (Including Internal Garage / Excluding Court Yard)
 Outbuildings = 41.8 sq m / 450 sq ft
 Total = 357.3 sq m / 3846 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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.

GARDENS & GROUNDS

Cedar Tree House sits within established grounds, with the rear garden laid predominantly to lawn and framed by mature trees, hedging and planting, creating a secluded setting. The garden is ideal for family use and entertaining, with space for outdoor dining and recreation. To the front, the property enjoys attractive open views across neighbouring farmland.

The property benefits from garaging, workshop space and smart greenhouses, providing excellent storage and potential for a variety of uses. The gravel driveway offers ample parking and enhances the sense of arrival.



SITUATION

Cedar Tree House is set in a highly convenient location in the attractive village of West Clandon which is within 0.75 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 3 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 0.6 miles 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. In addition, there are a number of good golf courses nearby including Effingham, Clandon Regis and The Wisley.



Tim Harriss

01483 617910

tim.harriss@knightfrank.com

Knight Frank Guildford

2-3 Eastgate Court, High Street

Guildford GU1 3DE

knightfrank.co.uk

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PROPERTY INFORMATION

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

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band G

Energy Performance Certificate: Rating D

Tenure: Freehold

Directions

Postcode: GU4 7UR

What3words: ///input.latest.before

Viewings: Viewing is strictly by appointment through Knight Frank.



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