

APPLETREE HOUSE

East Clandon



**Chantries
& Pewleys**

ESTATE AGENTS



AT A GLANCE

- Rarely available central village location
- Extended kitchen, dining and family space
- Separate sitting room with bay window
- 3 bedrooms including a large principal bedroom
- Refitted bathroom and shower room
- Ground floor study / fourth bedroom
- Utility room with external access
- Private, enclosed rear garden with patio
- Driveway parking and garage
- Central village position within walking distance of the pub

Tenure: Freehold. Council Tax Band: G. EPC: F



FROM THE AGENT

"What stands out here is how the house has been opened up at the back. The kitchen/dining/family space runs wide across the rear and draws in natural light through rooflights and doors out to the garden. It's a layout that suits day-to-day life as well as weekends entertaining friends."

Upstairs, the rooms are well sized and practical, with a notably generous principal bedroom and a clean, modern finish to the bathrooms. The ground floor study adds flexibility, whether for working from home or occasional guest space. Outside, the garden is totally private and enclosed, with a defined seating area and lawn beyond. Combined with its position in the centre of the village, it's a house that balances space, layout and location in a way buyers tend to respond well to."



Anthony

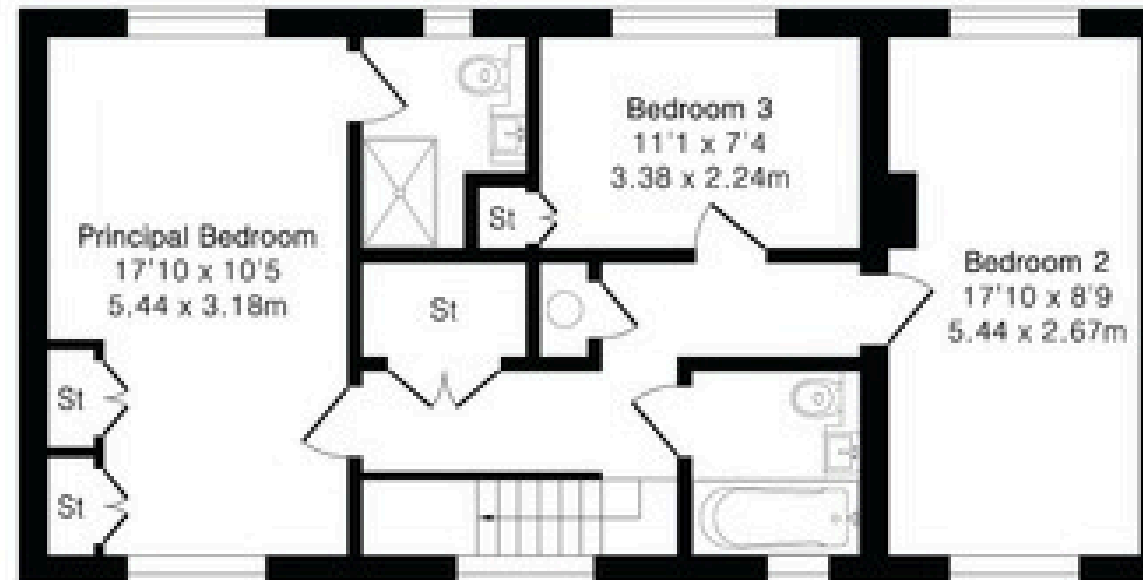
Anthony Brown
Director

**Approximate Gross Internal Area 1695 sq ft - 157 sq m
(Excluding Garage)**

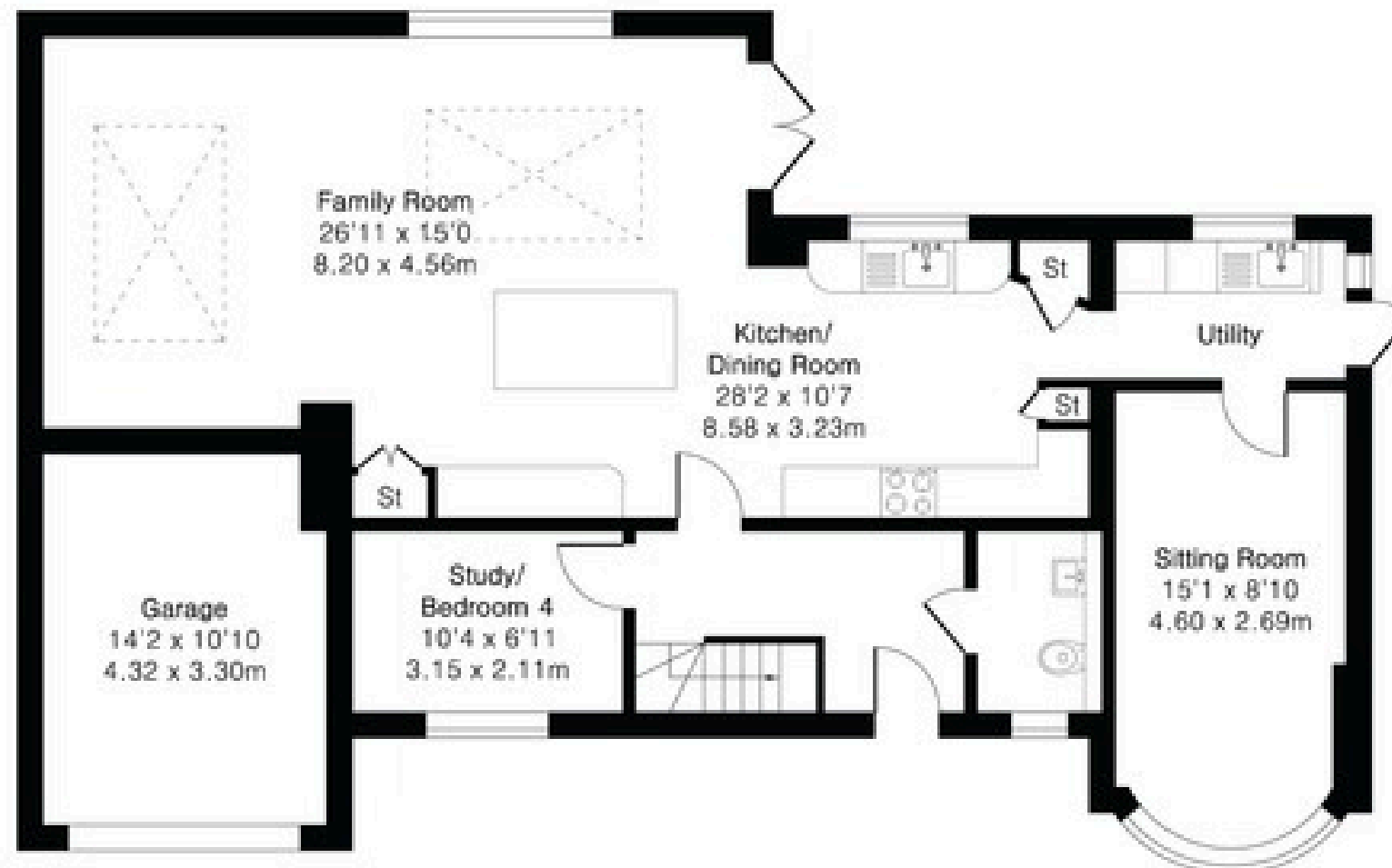
Ground Floor Area 1011 sq ft – 93 sq m

First Floor Area 684 sq ft – 64 sq m

Garage Area 152 sq ft – 14 sq m



First Floor



Ground Floor

LIVING SPACES

Warm, characterful rooms designed for family life

The front of the house is traditional in layout, with a separate sitting room featuring a bay window overlooking the pretty front garden. To the rear, the space opens up considerably.





SOCIAL KITCHEN

A true family hub – sociable, practical and beautifully designed

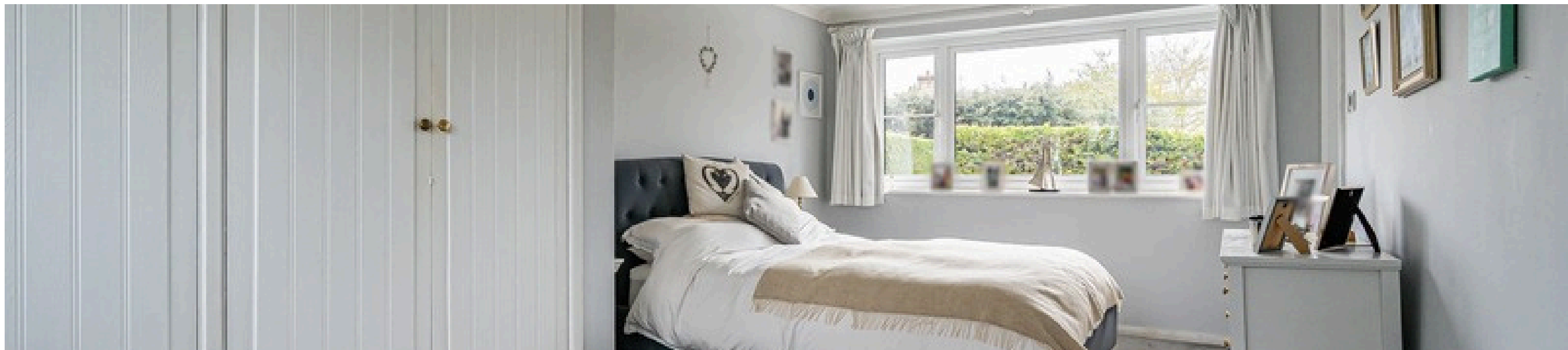
To the rear, the space opens up considerably. The kitchen, dining and family area stretches across the back of the house and forms the natural hub of the home. There is a clear division of zones, with space for cooking, dining and seating. Rooflights and wide openings to the garden bring in consistent natural light, and the connection outside works well in warmer months. The air conditioning unit is a fantastic addition for the warmer summer months.

A separate utility room with a stable door sits off the kitchen, keeping day-to-day tasks contained, with external access to the side - ideal for muddy dogs and muddy children! A further room to the front works well as a study or fourth bedroom, depending on requirements.



FIRST FLOOR

Upstairs, the principal bedroom stands out for its scale, with space for freestanding furniture, built-in storage and an en-suite shower room. There are two further bedrooms, both practical in size, along with a modern family bathroom. The finish is consistent with the rest of the house, with a clean and considered feel throughout.



FURTHER BEDROOMS



Two further doubles on the first floor each enjoy excellent proportions, natural light and individual character, making them ideal for children, teenagers or guests.

A well-appointed family bathroom serves this level, featuring a large walk-in shower and double sinks.

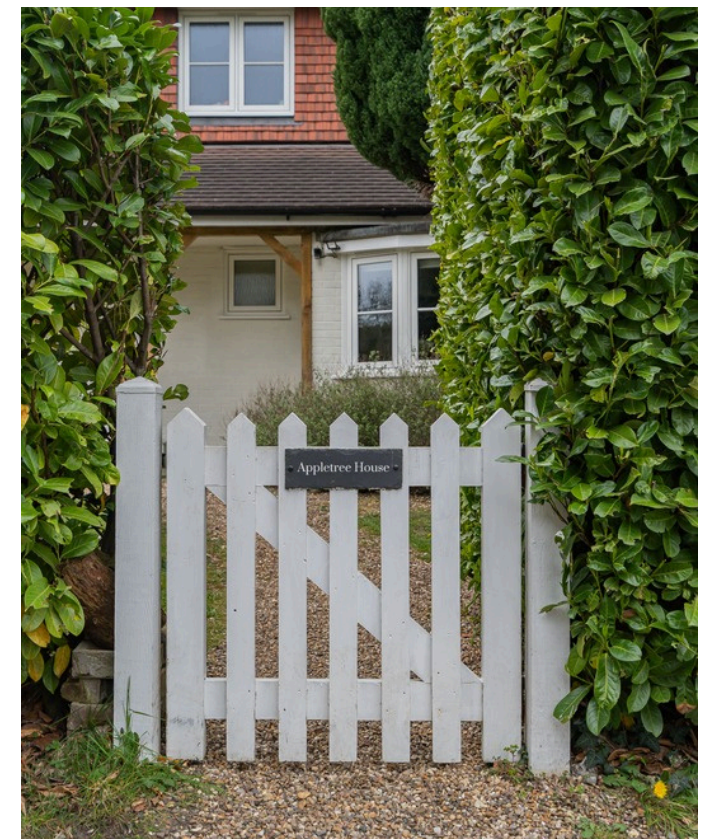
On the ground floor, a further double bedroom sits quietly to one side of the house, perfectly suited for visiting guests, an older child, or multi-generational living. With a shower room nearby, it offers independence without feeling separate from the main home.

THE GROUNDS



The rear garden is enclosed and private, with a patio area directly off the house that works well for seating and outdoor dining. The lawn extends beyond, bordered by established planting and fencing. It's a manageable space that still offers enough room for families, without feeling overly formal or high maintenance.

The Surrey village of East Clandon is a conservation area, 4 miles east of Guildford and is made up of a small number of homes clustered around the communal buildings of the 12th century Church of St Thomas of Canterbury, The Queen's Head pub for drinks and food and the village hall. This tiny parish landscape at the foot of the North Downs includes a traditional country estate, arable and livestock farmlands, woodlands, a golf course and Hatchlands Park, a National Trust property.



LIFE IN EAST CLANDON

We spoke to the current owners about what first drew them to East Clandon – and what it's really like to live here.

We often ask our clients what drew them to a home – but just as importantly, what made them stay. For this family, the move to East Clandon was about finding space, community, and a different pace of life – without losing touch with Guildford.

What brought you to East Clandon?

"We moved here from central Guildford, where we'd been living for a number of years. It's where we started our family, but we found ourselves wanting something a little different – somewhere that felt safer, more



Andy talks about family life at Appletree House in East Clandon

community-focused, and better suited to family life.

Clandon gave us exactly that. It feels properly countryside, but you're still only ten minutes from Guildford, which is such a great balance."

Was Clandon always on your radar?

"Not at all. We'd really only ever thought of it as the next train stop along from Guildford. We were actually looking further out – places like Bookham – but we came across a house in East Clandon that caught our eye, and that led us to explore the area properly.

We hadn't realised how much history there is here, or how beautiful the village is. It's incredibly picturesque, but more than that, it's the people that make it."

What do you think makes the area so special?

"For us, it's been the perfect place to raise a young family. There's a genuine sense of community – people really do look out for one another, which is incredibly reassuring.



Church of St Peter and St Paul

At the same time, you still feel very connected. If one of us is away, the other always feels completely safe here. That peace of mind is something you don't always find."



Queens Head Pub



“Hatchlands Estate feels like an extension of your own home”



How do you spend your time locally?

“One of the biggest highlights is how close we are to the Hatchlands Estate. You can walk there in just a couple of minutes, and as residents, it almost feels like part of your everyday life.

We'll go for walks, runs, take the children to events — Easter trails, Christmas events — it's all right there. It's such a special thing to have on your doorstep.”

And within the village itself?

“The Queen's Head pub is a real hub — it draws people from all over and always has a great atmosphere. They host events throughout the year, outdoor barbecues, and it's somewhere you naturally gravitate towards.

We also have the church just along the road, and the village hall next door, which is brilliant. There are yoga classes, art sessions, and local events throughout the year, so there's always something going on without it ever feeling busy.”

“Hatchlands Estate becomes part of how you live, not just somewhere you visit”



Hatchlands Park

What's been your favourite memory of living here?

“It actually goes right back to when we first moved in. On our second day, we had neighbours coming round to introduce themselves, welcoming us and offering help.

What really stayed with us was that later that year, some of those same neighbours remembered our son's birthday — even though we hadn't seen them for months — and brought him a card and a gift. That kind of thoughtfulness is just part of life here.”



The Queens Head Pub

“A true village setting, with Guildford just minutes away.”



How would you describe day-to-day life in the house?

“There's a real connection to the outdoors. You can sit in the

lounge or dining area and look up through the skylights and see birds of prey overhead. There's always wildlife around — birds nesting, things moving through

the garden — it constantly reminds you where you are. It feels like you're miles away from everything... and yet Guildford is just a few miles down the road.”



FREE
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