Wills & Smerdon 1933
Sales • Lettings • Management



Fairfield Clandon Road
West Clandon, Surrey GU4 7UW
£4,500 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

6 Station Parade, East Horsley, Surrey, KT24 6QN
T|01483 284141 **E**|lettings@willsandsmerdon.co.uk **W**|willsandsmerdon.co.uk

Wills & Smerdon
Sales • Lettings • Management
1933















6 Station Parade, East Horsley, Surrey, KT24 6QN
T|01483 284141 **E**|lettings@willsandsmerdon.co.uk **W**|willsandsmerdon.co.uk

Fairfield Clandon Road
West Clandon, Surrey GU4 7UW

Approximate Area = 2564 sq ft / 238.2 sq m
Annexe= 491 sq ft / 45.6 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 3192 sq ft / 296.5 sq m
For identification only - Not to scale



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

6 Station Parade, East Horsley, Surrey, KT24 6QN
T | 01483 284141 **E** | lettings@willsandsmerdon.co.uk **W** | willsandsmerdon.co.uk

Wills & Smerdon

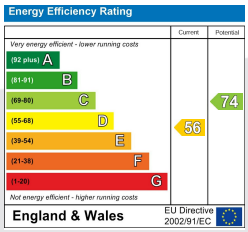








Directions: From our offices in East Horsley proceed along the Ockham Road South (away from the railway bridge) for 1 mile and turn right on to the A246. Proceed for about 3½ miles and turn right at the main traffic lights. Proceed through Clandon Village, over the railway bridge, and after about ½ a mile 'Fairfield' will be found on the right just before a small red post box. What3words///plenty.wide.ducks



6 Station Parade, East Horsley, Surrey, KT24 6QN

T | 01483 284141 E | lettings@willsandsmerdon.co.uk W | willsandsmerdon.co.uk

Our Social Media