



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
Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ

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Material Information



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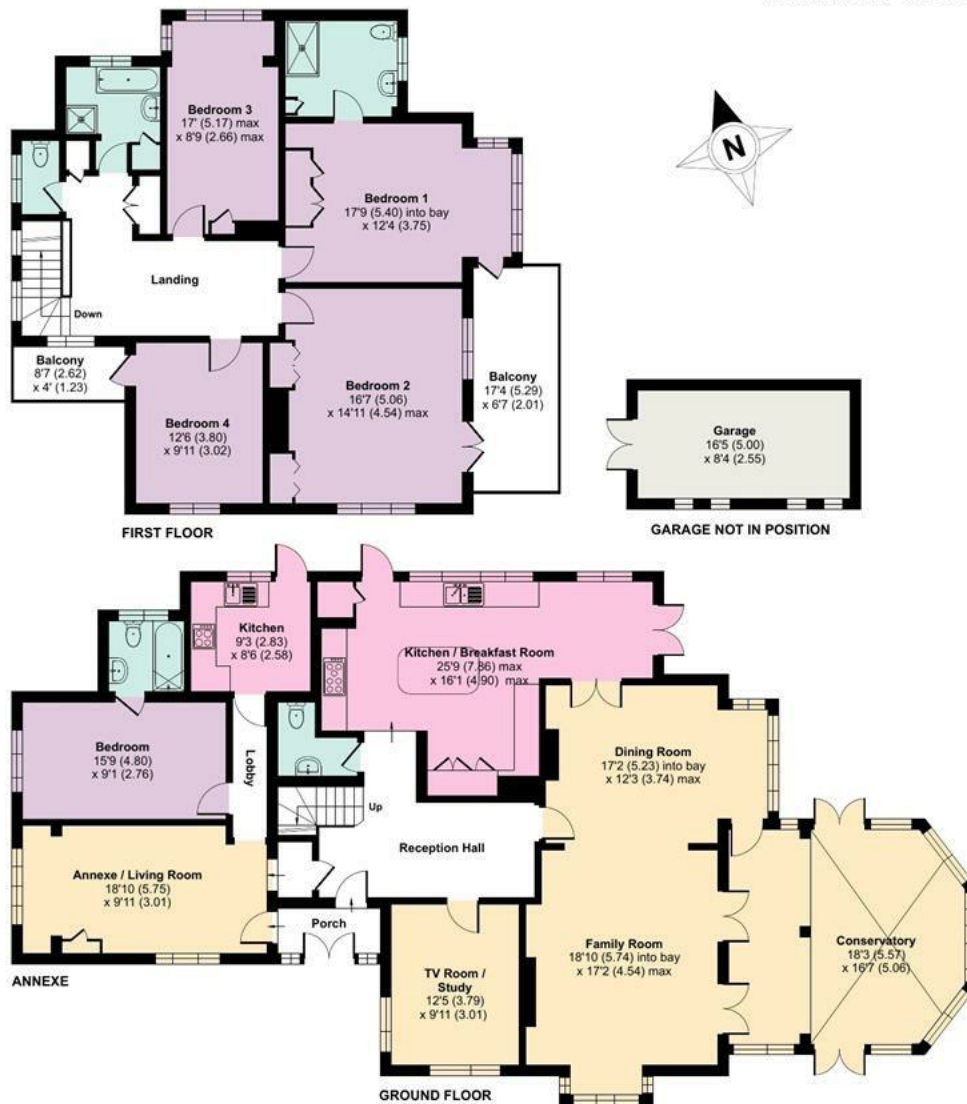
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Approximate Area = 2564 sq ft / 238.2 sq m
 Annexe = 491 sq ft / 45.6 sq m
 Garage = 137 sq ft / 12.7 sq m
 Total = 3192 sq ft / 296.5 sq m

For identification only - Not to scale



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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(89-91) B			
(85-88) C			74
(81-83) D		56	
(77-80) E			
(73-76) F			
(69-72) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

