



£1,595,000 Freehold

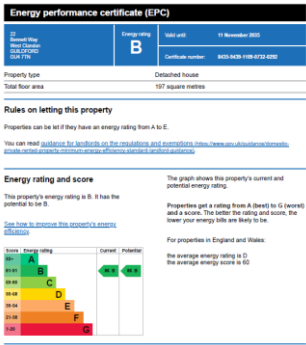
West Clandon, Surrey, GU4 7TN
22 Bennett Way,

Directions

From our office in East Horsley office turn left onto the Ockham Road South and carry on until the reach the T-Junction of the A246. Turn right and after just over three miles turn right at the traffic lights taking the turning on the left into The Street. Carry on down The Street for about two miles passing West Clandon railway station on the right hand side. Bennett Way will be found just after that on your right hand side. Carry down to the end and no. 22 will be found on the right.

Local Authority

Guildford Borough Council: 01483 505050.



Approximate Gross Internal Area
Main House 2172 sq. ft / 201.74 sq. m
Garage 251 sq. ft / 23.34 sq. m
Total 2423 sq. ft / 225.08 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



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Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

22 Bennett Way, West Clandon, Surrey, GU4 7TN

A superb opportunity to buy a brand new house completed in the spring of 2025 located in the village of West Clandon. The property was being built by Javlin Homes, a local development and construction company who have established an enviable reputation for building quality bespoke homes.



THE PROPERTY Set in the heart of the sought-after village of West Clandon, this exceptional newly built detached family home combines contemporary design with generous living spaces and an idyllic village backdrop. Thoughtfully planned for modern family living, the interiors showcase a striking open-plan kitchen, dining, and family area — a superb space filled with natural light and beautifully finished throughout. High-quality fittings, integrated Miele appliances, and an elegant layout make this the perfect hub for both everyday living and entertaining. A separate utility room ensures excellent functionality while keeping the main living spaces effortlessly organised. At the front of the property, a versatile reception room provides a quieter setting, ideal as a formal lounge, study, or media room. Upstairs, there are five well-proportioned double bedrooms, each featuring built-in wardrobes. The impressive principal suite enjoys its own stylish ensuite shower room, while the remaining bedrooms share a contemporary family bathroom. Externally, the home continues to impress. A private driveway offers ample parking alongside a garage equipped with an electric car charging point. The extensive rear garden, mainly laid to lawn and framed by mature planting, provides a superb space for outdoor entertaining, children’s play, or simply unwinding in peaceful surroundings. This outstanding property presents a rare opportunity to experience modern luxury living in one of Surrey’s most desirable villages, with easy access to the A3 & M25, a station within walking distance offering a commuter service to London and the historic centre of Guildford a mere 10/15 minute drive away. Council Tax Band G.

