



Impressive village farmhouse with outbuildings

Clandon Manor Farm, Back Lane, East Clandon, GU4 7SA

Freehold



Well-appointed kitchen • 4 reception rooms • 6 bedrooms (all en suite) • Wine cellar • Landscaped gardens • 2 large stable/outbuilding blocks • Double garage • Car port

Local information

East Clandon, with its well regarded Public House, The Queens Head, and ancient church, is a highly sought after village. Well located for commuting, with access to both Gatwick and Heathrow Airports via the A3 and M25. East Horsley and West Clandon provide rail services to London Waterloo. Fast trains to London Waterloo are available from Woking and Guildford, with journey times from 27 minutes.

East Horsley and Ripley provide local shopping facilities, whilst Guildford, Woking and Cobham offer extensive recreational and shopping amenities.

There is a good choice of schools in the area, including Ripley Court, Cranmore, St Teresa's, Glensk, Howard of Effingham, Royal Grammar School and Guildford High School.

Recreational facilities in the area include a children's playground and a tennis court in the village. There are a number of local golf courses including Clandon Regis Golf and Effingham Golf Club. The surrounding countryside offers ample opportunity for walking, cycling and riding.

About this property

Approached via electric gates and a sweeping gravel driveway, the property represents a beautifully refurbished farmhouse with flexible living accommodation set over two floors.

The accommodation comprises contemporary kitchen with a central island with a gas hob, four built-in ovens, American style fridge/freezer, a range of fitted cupboards and granite work surfaces. The kitchen has doors opening on to the terrace and gardens beyond. An adjoining dining room offers space for more formal dining and entertaining. There are two excellent sized reception room, the principal reception room has double height ceilings, characterful beams and oak flooring. The drawing room measures over 32 ft and has a feature fireplace and of particular note, is a glass door opening to a spiral staircase down to a magnificent wine cellar.

There are six light and spacious double bedrooms all with newly refurbished en suite bath/shower rooms, two of the bedrooms can be found on the ground floor and the principal has a spacious dressing area.

The landscaped gardens are beautifully presented, with large areas of lawn, an array of planted mature shrubs and spectacular views. There are two large stable/outbuilding blocks currently used for storage. Attached to the property is a car port, there is a double garage along with ample parking to the front and rear of the property.

Tenure

Freehold

EPC rating = D





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Gross internal area (approx) 4381 sq ft

Outbuildings 1754 sq ft

Total 6135 sq ft

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01483 796 800

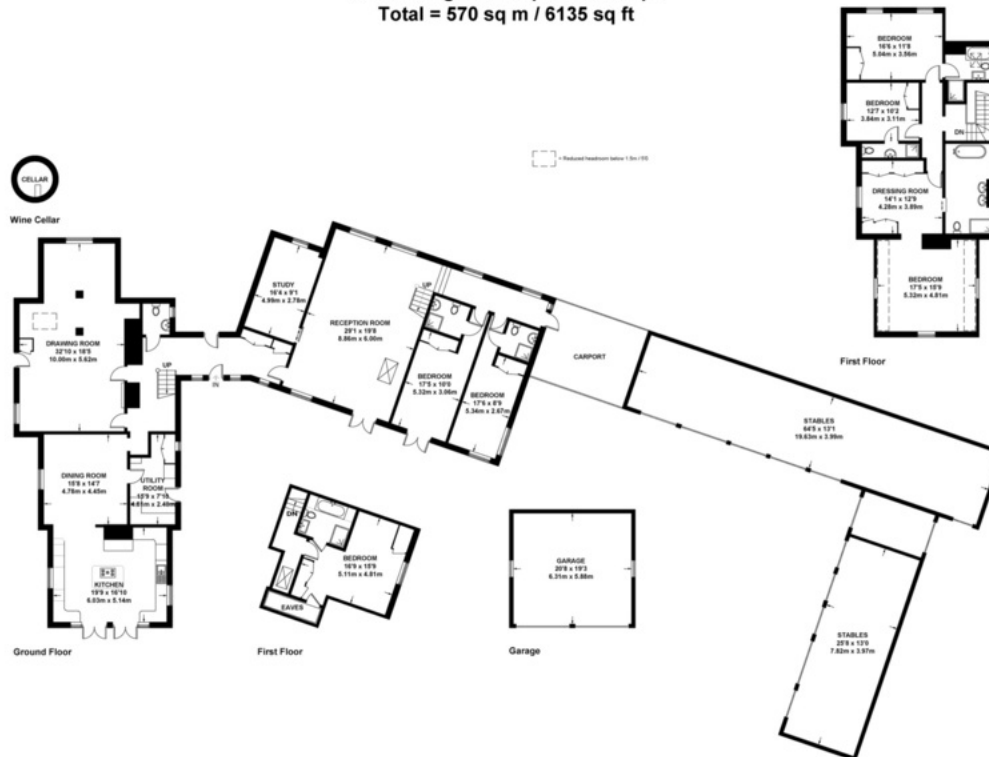
guildford@savills.com



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Back Lane
 Approximate Gross Internal Area = 407 sq m / 4381 sq ft
 Wine Cellar = 3 sq m / 32 sq ft
 Garage = 37 sq m / 398 sq ft
 Outbuilding = 123 sq m / 1324 sq ft
 Total = 570 sq m / 6135 sq ft



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	57	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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