



THE GARTH

WEST CLANDON • SURREY

THE GARTH
THE STREET, WEST CLANDON, SURREY GU4 7TG

Boasting over 3,000 sq. ft of well-balanced accommodation, arranged over three floors, The Garth is a substantial, detached home set within beautifully established grounds approaching half an acre in the heart of West Clandon village.

Believed to date from the early 1900s and thoughtfully enhanced by the current owners over more than 25 years, the house has evolved into a warm and inviting family home, perfectly suited to modern living. High ceilings, generous proportions and large windows create a wonderful sense of light and space throughout.

At the heart of the home is an exceptional kitchen, dining and family space. The bespoke kitchen features granite work surfaces, an Aga, breakfast bar and extensive storage, opening seamlessly into a striking orangery with a vaulted glass roof. This impressive space provides an ideal setting for both everyday family life and entertaining, with doors leading directly onto the terrace and garden. A separate utility room is conveniently positioned alongside. The ground floor also offers an impressive drawing room with log-burning stove, a further reception room currently arranged as a study, and a shower room.

Across the first and second floors are six well-proportioned bedrooms, served by three bathrooms. The flexible accommodation provides plenty of space for a growing family, guests or those seeking dedicated home-working areas.

Outside, The Garth occupies a particularly attractive plot, approached via a gravel driveway leading to a double garage and providing ample parking. The rear garden is a notable feature, with mature trees, beautifully planted borders and generous expanses of lawn, complemented by paved terraces that provide an excellent setting for outdoor dining and entertaining.

Discreetly positioned within the grounds is a detached garden studio, currently used as a home office. Offering a quiet and versatile additional space, it would also lend itself perfectly to use as a hobby room, studio or occasional retreat.



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ACCOMMODATION & SPECIFICATION

Detached Family House • Six Bedrooms • Sitting Room • Kitchen/Dining Room • Orangery/Family Room • Utility • Four Bathrooms

Study • Ground Floor Shower Room • Double Garage • Driveway Parking • Established Gardens of Approx. Half an Acre

Garden Office • Village Location Near Station





LOCATION

West Clandon is a popular village which appeared in the Domesday Book listed as Clanedum. The village has two pubs, a Saxon church, village school as well as a British Legion and a garden centre at Clandon Park (National Trust property and the former home of the Earl of Onslow). Local shops can be found at Ripley, Send and Merrow with two supermarkets at Burpham. Guildford Town Centre, for more comprehensive facilities lies about 4 miles to the southeast.

Rail services are available at West Clandon to London Waterloo in about 50 mins or the same at Woking for about 22 mins The A3 is a few minutes' drive away and links to J10 of the M25 for links to London & Heathrow or anticlockwise for Gatwick.

The area is surrounded by National Trust and farmland, ideal for walking, riding and cycling with stunning views from the North Downs to the South Downs to be found at Newlands Corner.

SERVICES & KEY INFORMATION

All Mains Services Supplied
EPC Rating D
Council Tax Band G
Freehold



The Street, West Clandon, GU4

Approximate Area = 3052 sq ft / 283.5 sq m

Limited Use Area(s) = 116 sq ft / 10.7 sq m

Garage = 418 sq ft / 38.8 sq m

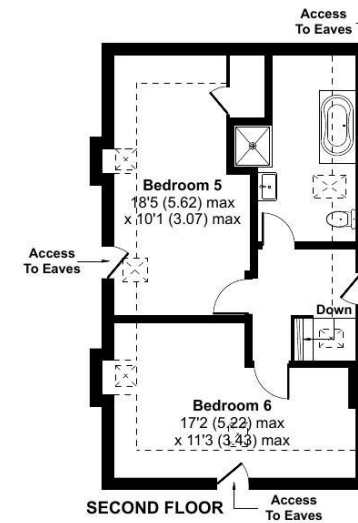
Outbuilding = 168 sq ft / 15.6 sq m

Total = 3754 sq ft / 348.6 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026 Produced for Seymours Estate Agents. REF: 1508464





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