

Woodstock, West Clandon

BAYNARDS, WOODSTOCK, WEST CLANDON, SURREY GU4 7UJ

A wonderful detached house known as Baynards, occupying a desirable corner position within a quiet cul-de-sac in the highly sought-after village of West Clandon.

The front door is sheltered by a characterful open porch and opens into the welcoming entrance hall, where there is useful under-stair storage and a convenient downstairs WC. An additional side entrance provides alternative access into an adjoining hallway, leading through to the bright and exceptionally spacious sitting room. This impressive double-aspect reception room is flooded with natural light and features an attractive red brick fireplace together with exposed beam ceilings, creating a warm and inviting atmosphere.

The country styled kitchen is generous in size, and offers ample space for a breakfast table. An archway leads through to the double-aspect dining room, which enjoys lovely views over the garden and direct access onto the patio area. Here, a pergola draped with a mature grapevine provides a charming setting for outdoor dining and entertaining.

Upstairs, the spacious landing leads to four well-proportioned bedrooms, three of which benefit from built-in storage, whilst the fourth bedroom is currently utilised as a home office. A split bathroom arrangement serves the first floor accommodation.

Outside, the property offers driveway parking for multiple vehicles and access to the garage, which in turn benefits from a separate store and utility room. The mature rear garden wraps around the side of the house and has been beautifully landscaped to provide colour and interest throughout the year.













ACCOMMODATION & SPECIFICATION

Detached House • Four Bedrooms • Spacious Sitting Room • Dining Room • Split Bathroom

Detached Garage • Driveway Parking • South-Westerly Facing Garden • Cul-de-sac Location • No Onward Chain





















LOCATION

West Clandon is a popular village which appeared in the Doomsday 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.

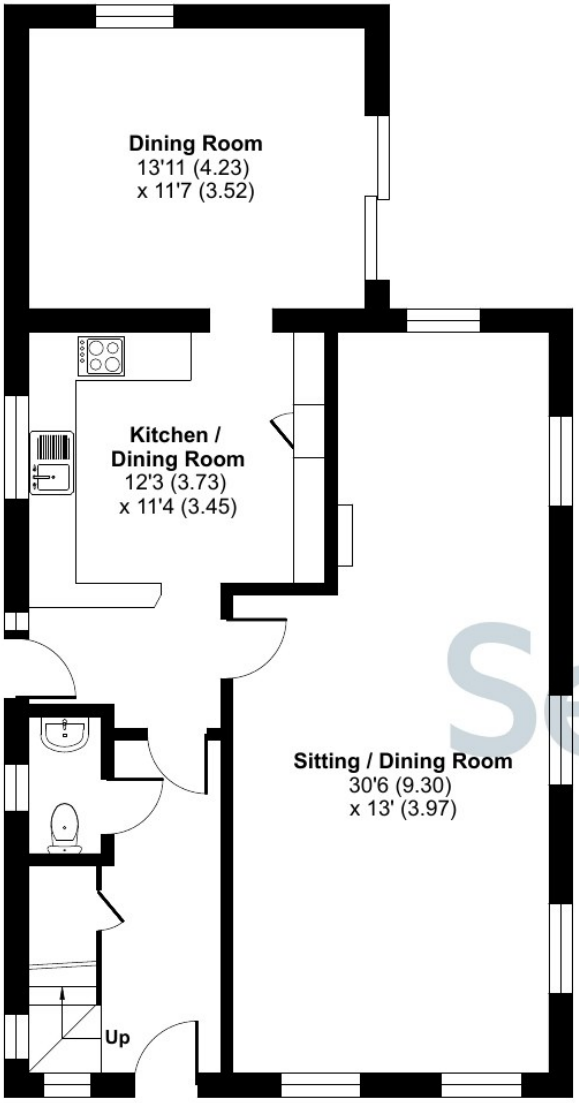
The area is surrounded by National Trust and farmland, ideal for walking, riding and cycling with stunning views from the North Downs to the South Downs to be found at Newlands Corner.

SERVICES & KEY INFORMATION

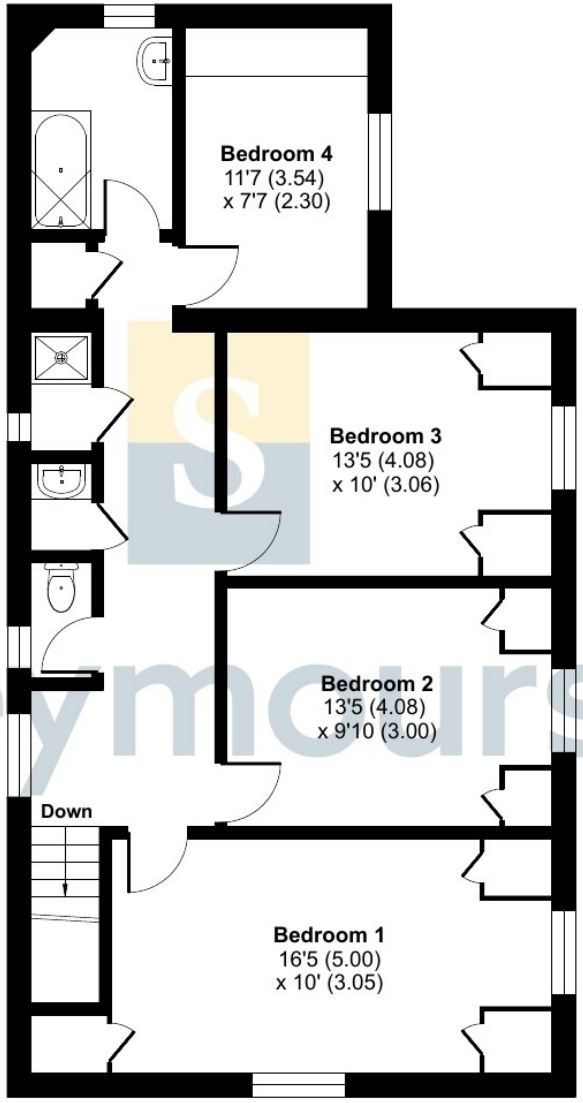
All Mains Services Supplied
EPC Rating D
Council Tax Band G
Freehold

Baynards, Woodstock, West Clandon, GU4

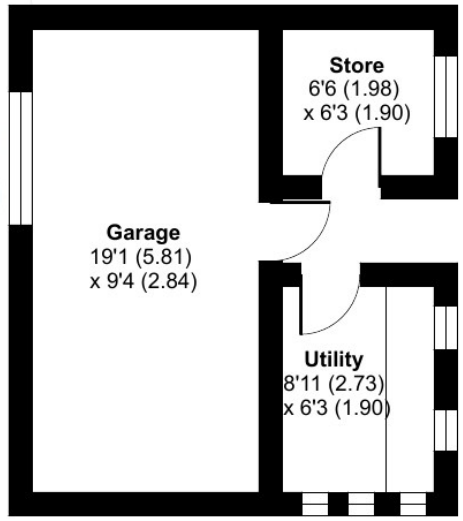
Approximate Area = 1658 sq ft / 154 sq m
Garage = 178 sq ft / 16.5 sq m
Outbuildings = 90 sq ft / 8.3 sq m
Total = 1926 sq ft / 178.8 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE / OUTBUILDING 1 / 2

Seymours

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026
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