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ROBIN'S VIEW

WEST CLANDON • SURREY

ROBIN'S VIEW
THE STREET, WEST CLANDON, SURREY, GU4 7TE

A substantial detached, four-bedroom family home, offering versatile accommodation and stunning expansive gardens. The property, dating back to 1905 is abundant with character throughout, with beamed ceilings complimenting various subsequent additions.

Robin's View is presented to the market in good decorative order, offering spacious and adaptable accommodation on a generous plot backing fields, in a very sought-after location. The house is set back from the road behind electric gates that open to a large gravel driveway with attractive flowerbed borders and potted containers.

The entrance hall provides access to a WC, a storage cupboard and a triple-aspect reception room that overlooks the front of the property. Across the hall, the bright and welcoming sitting room, features an oak beamed ceiling, an open fireplace and stunning views of the rear garden. A rustic ledge and brace door leads into the garden room that gives a wonderful panoramic view of the garden and has French doors that open onto the patio. Wooden beams continue through to the study area, which is fitted with bespoke units, creating the perfect home office.

The kitchen/dining room is a bright and airy space, bathed in natural light with French doors that open out to a patio in the garden. The kitchen is fitted with a generous range of cupboards including an island, all with quartz worksurfaces. There is also a substantial selection of integrated appliance.

On the first floor there are four bedrooms, the master boasts an ensuite bathroom complete with a walk-in shower together with a large dressing room. The family shower room serves the remaining three bedrooms.

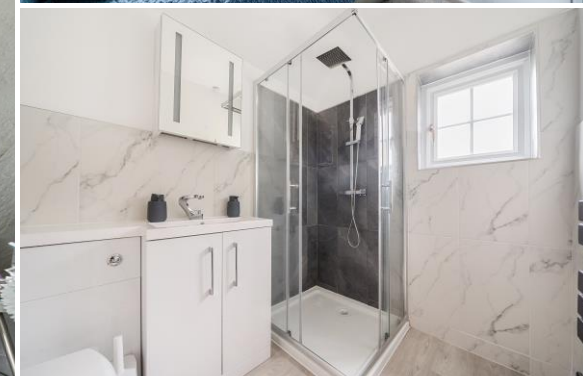
Outside to the front, there is driveway parking for multiple vehicles and open access to the side/rear of the property. A large patio extends across the width of the house at the rear, perfect for alfresco dining and admiring the tranquil garden with uninterrupted views of the open fields beyond.



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ACCOMMODATION & SPECIFICATION

Detached Family House * Four Bedrooms/Master with an Ensuite and Dressing Room * Two Reception Rooms * Utility

Kitchen/Dining/Sitting Room * Study * Ground Floor WC * Garden Room * Beautiful Garden with Far Reaching Views





LOCATION

West Clandon is a popular village that has appeared in the Domesday Book listed as Clanedum. There is a legend that a dragon once blocked the route to West Clandon and in commemoration there is a dragon cut into the chalk face of a quarry.

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 which is about 20 miles distance. The area is surrounded by National Trust and farmland which is ideal for walking, riding, and cycling with stunning views from the North Downs to the South Downs can be found at Newlands Corner.

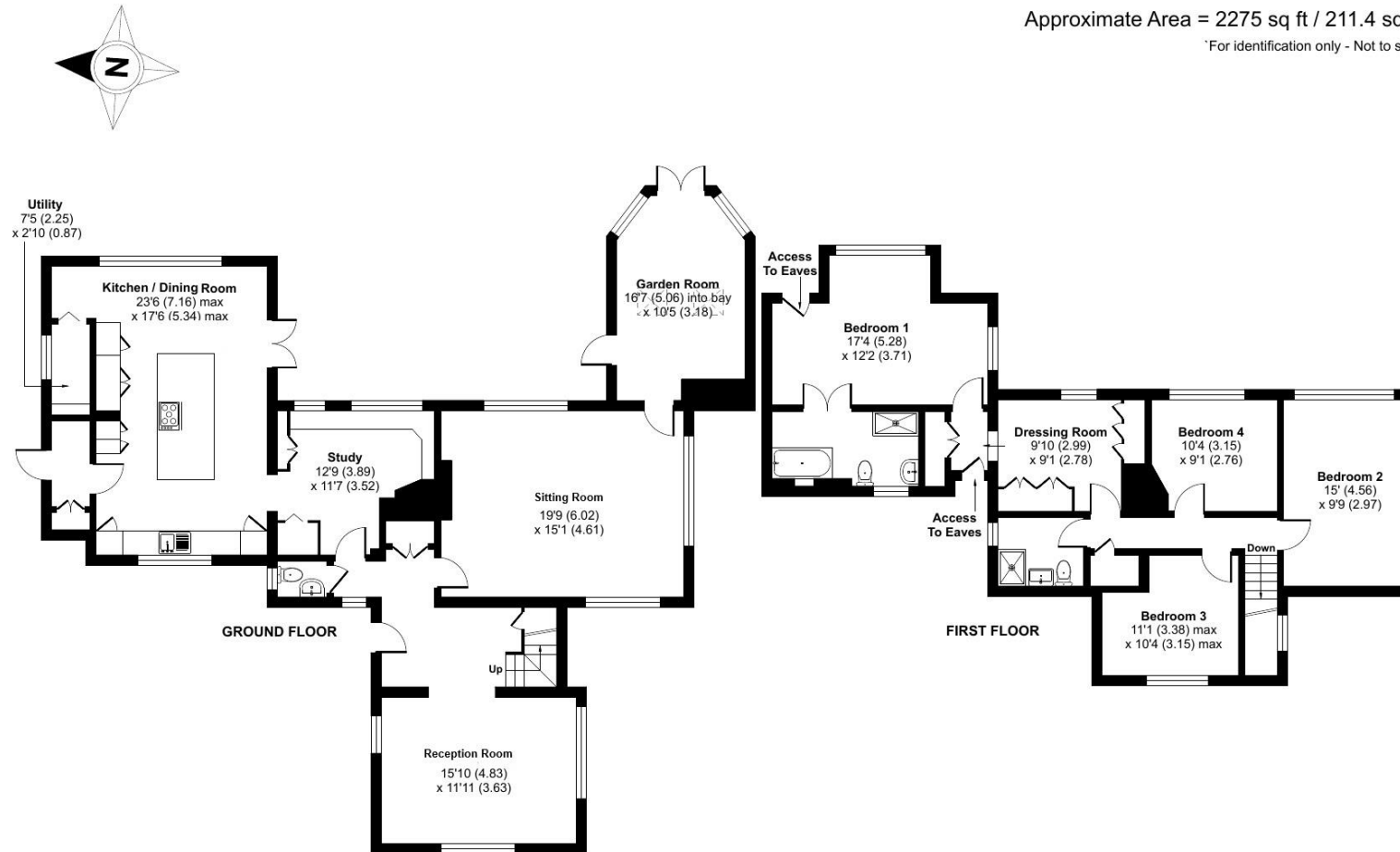
SERVICES & KEY INFORMATION

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

The Street, West Clandon GU4

Approximate Area = 2275 sq ft / 211.4 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). © nichecom 2025. Produced for Seymours Estate Agents. REF: 1302582





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