BENNETT WAY

WEST CLANDON • SURREY

BENNETT WAY, WEST CLANDON, SURREY, GU4 7TN

Set within the highly desirable village of West Clandon, this outstanding newly built detached home on Bennett Way offers an exceptional combination of contemporary style, well-planned living space, and a picturesque village setting.

The interior has been carefully designed with modern family life in mind. The centrepiece of the home is the expansive open-plan kitchen, dining and family area, bathed in natural light and finished to a high specification. Sleek fitted units, integrated Miele appliances and generous proportions make this space ideal for both relaxed everyday living and entertaining. A separate utility room enhances practicality and helps keep the main living areas beautifully organised. To the front of the house, a separate reception room with a large bay window provides a peaceful retreat, perfect as a formal lounge, snug or media room.

Upstairs, five double bedrooms are arranged off the impressive galleried landing. Both the principal bedroom and stylish guest suite, benefit from ultra-modern ensuite shower rooms, while the remaining bedrooms are served by the contemporary family bathroom. All the bathrooms include heated mirrors.

Outside the property is equally impressive. A private driveway provides off-street parking for several vehicles, along with a garage and an electric car charger. The generous rear garden is laid mainly to lawn and bordered by mature planting, offering a private and attractive setting for outdoor entertaining, children's play or simply enjoying the surroundings.

This superb energy-efficient home, features underfloor heating throughout, PV panels, and an air source heat pump, offering a rare opportunity to enjoy modern living in one of Surrey's most sought-after villages.

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ACCOMMODATION & SPECIFICATION

Stunning Detached House * Five Bedrooms/Duel Master Suites * Kitchen/Dining/Family Room

Utility Room * Separate Reception Room * Cloakroom * Gallery Landing

Generous Rear Garden * Driveway Parking * PV Panels * Electric Car Charger

LOCATION

West Clandon is a popular village that has appeared in the Doomsday 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. The village has two pubs, a Saxon church, a 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 a supermarket at Burpham.

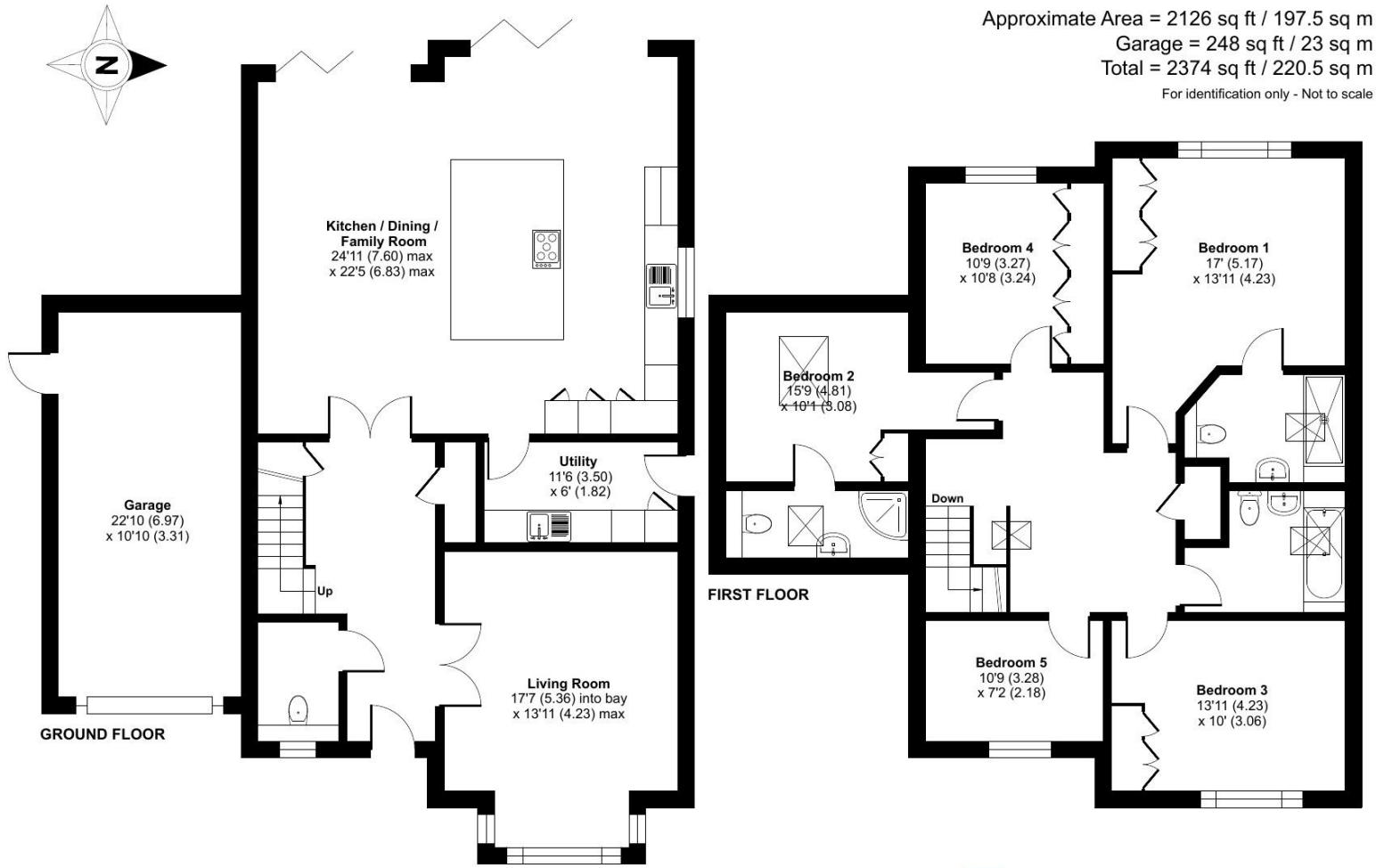
Guildford Town Centre for more comprehensive facilities lies about 4 miles to the southeast. Rail services are available from West Clandon to London Waterloo in about 50 mins or the same at Woking for about 22 mins The A3 is a few minutes' drive away and links to J10 of the M25 for links to London & 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 B
Council Tax Band H
Freehold

Bennett Way, West Clandon GU4

Approximate Area = 2126 sq ft / 197.5 sq m
Garage = 248 sq ft / 23 sq m
Total = 2374 sq ft / 220.5 sq m
For identification only - Not to scale



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PRESTIGE HOMES

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