



WILLOWDENE

WEST CLANDON

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SHERE ROAD, WEST CLANDON, SURREY, GU4 8SF

Set on approximately one-third of an acre and situated at the foot of the picturesque Surrey Hills in West Clandon, this delightful detached property offers the perfect blend of character, space, and rural tranquillity.

Approached via a sweeping driveway, the property is framed by a generous wrap-around porch, ideal for enjoying morning coffee or evening sunsets. The mature gardens add to the charm, offering all-year-round colour and privacy throughout the seasons.

Stepping inside, you are greeted by a large reception hall that sets the tone for the spacious accommodation throughout. The home features two generous reception rooms, perfect for both family living and entertaining. A dedicated office provides a quiet space for remote working or to study. At the heart of the home lies the kitchen/breakfast room, designed for both practicality and offering seamless access to the utility room for added convenience.

A key feature of this home is its self-contained annex potential. With its own reception room, bedroom, and bathroom, this area can be easily separated, making it ideal for multi-generational living, guest accommodation, or even holiday lets (subject to the usual consents).

On the first floor, is a bathroom and three bedrooms, filled with natural light and enjoying peaceful views of the surrounding countryside.

The mature gardens are a true highlight — lovingly tended and backing onto open fields beyond, offering breathtaking countryside views.

There is driveway parking for multiple vehicles along with a detached, triple garage located at the rear of the property.



CONTACT: JOE LEONARD
188 HIGH STREET, RIPLEY, SURREY, GU23 6BD

01483 211644
JOE@SEYMOURS-RIPLEY.CO.UK





ACCOMMODATION & SPECIFICATION

Charming Detached House Set on Approximately One Third of an Acre * Four Bedrooms * Three Reception Rooms

Kitchen/Breakfast Room * Utility Room * Self-contained Annexe * Driveway Parking for Multiple Vehicles

Study * Southerly Facing Rear Garden * Triple Garage * Rural Location with Wonderful Countryside Views





LOCATION

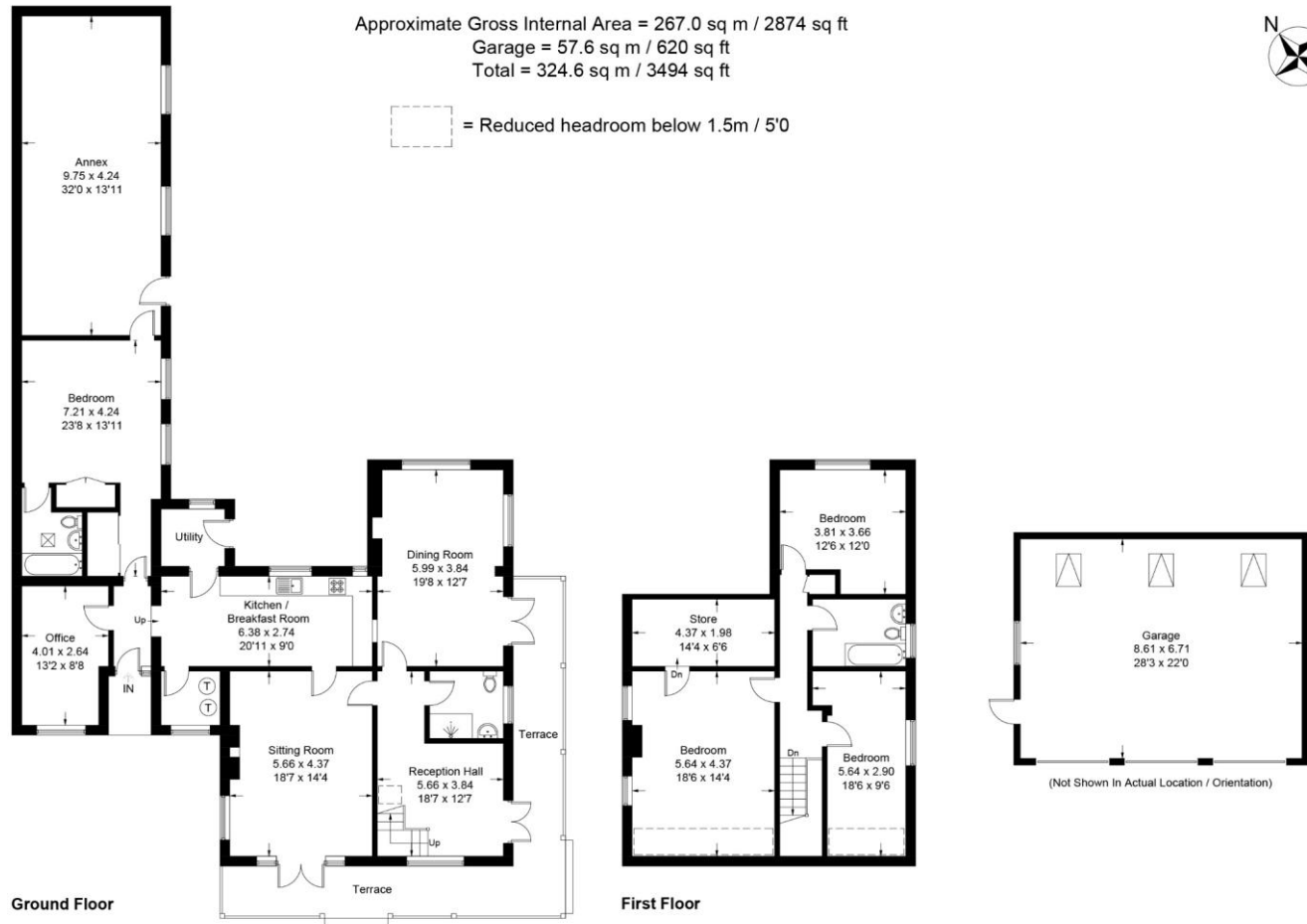
The property is located in a rural setting, surrounded by unspoilt countryside, with a network of footpaths and bridleways that will take you up to the nearby Sheepleas area of the Surrey Hills - a designated area of outstanding natural beauty - and onwards into the North Downs.

The larger village of East Horsley is close-by with its range of everyday shops and amenities together with the station which provides a regular commuter service into London Waterloo in approximately 45 minutes. The A3 is within easy reach and provides quick access to the M25 and on to both Heathrow and Gatwick airports



SERVICES & KEY INFORMATION

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



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1231792)

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PRESTIGE HOMES

188 High Street, Ripley, Surrey, GU23 6BD
01483 211644
joe@seymours-ripley.co.uk
www.seymours-estates.co.uk

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