

Cerrig, Green Lane

West Clandon, Surrey



SEYMOURS
Independent Estate Agents

4600sqft House
1.5 Acre Gardens
Rural Location



Cerrig, Green Lane

A superbly presented, fully refurbished family home with 4600sqft of accommodation and set within around 1.5 acres of gardens. The property is situated down its own private driveaway off a rural lane.



Green lane is a semi-rural road with only a handful of properties situated in the popular village of West Clandon. The location benefits from being within walking distance of Clandon station and an easy drive to the A3 as well as local towns. The lane runs parallel to open farmland providing stunning views and a rural feel.

West Clandon is a highly sought after commuter village offering superb road and rail communications for the local residents. It is within 4 miles of the M25 orbital and A3 motorway offering easy access to London, airports and the south coast. Nearby villages include Send, Ripley, Ockham, East Horsley and West Horsley meeting one's day to day needs. Local shopping towns are Woking and Guildford.

Local rail services are found at Clandon railway station which runs stopping services via Cobham and Stoke D'Abernon as well as via Epsom to London Waterloo in one direction, and to Guildford in the other. Woking station is about a 5 mile drive away and offers many more destinations and a fast service to London

The village has two pubs, The Onslow Arms and The Bull's Head, as well as a British Legion. The Onslow Arms having undergone recent refurbishment offers a gastro-pub like experience with an outside eating area and plenty of parking.



The gardens are a real feature, immaculately kept and with the added benefit of a well looked after tennis court. There are various outbuildings and garages, around 1200sqft of further accommodation. There is a balcony serving two of the bedrooms as well as a large terrace from the guest bedroom over-looking the gardens.





Cerrig is superbly presented throughout, having been completely refurbished by the current resident owners. The accommodation offers a good deal of flexibility to suit any family's needs.

This beautifully presented six double bedroom family home has been completely refurbished throughout and offers flexible accommodation to suit many needs.

The versatile ground floor accommodation is approached via an attractive covered entrance porch, leading to a substantial entrance hall which is almost a reception room itself. Double doors lead to the garden as well as several sets of double doors leading to the principle reception rooms.

The sitting room is a superb size and benefits from three sets of doors leading to the garden. There is a separate dining room which is currently being used as a games room as well as a further study.

An inner hallway leads to the ground floor bedrooms, both of which are double in size and there is a well-appointed bathroom for use by these two rooms. There is the added benefit of an oversized storage cupboard and a separate door leading to the garden. This part of the house definitely lends itself to the possibility of creating a self-contained annex with its own entrance.

From the entrance hall, there are also double doors leading to the fabulous kitchen/family room. This is very much the hub of the home and offers ample space for any dinner party or function with two sets of double doors as well as separate bi-fold doors leading to the patio and garden beyond. The kitchen has been superbly fitted to a traditional style but with modern living in mind.

There is a large central island with inset hob and the further benefit of a good-sized utility room with an internal door leading to the attached double garage.

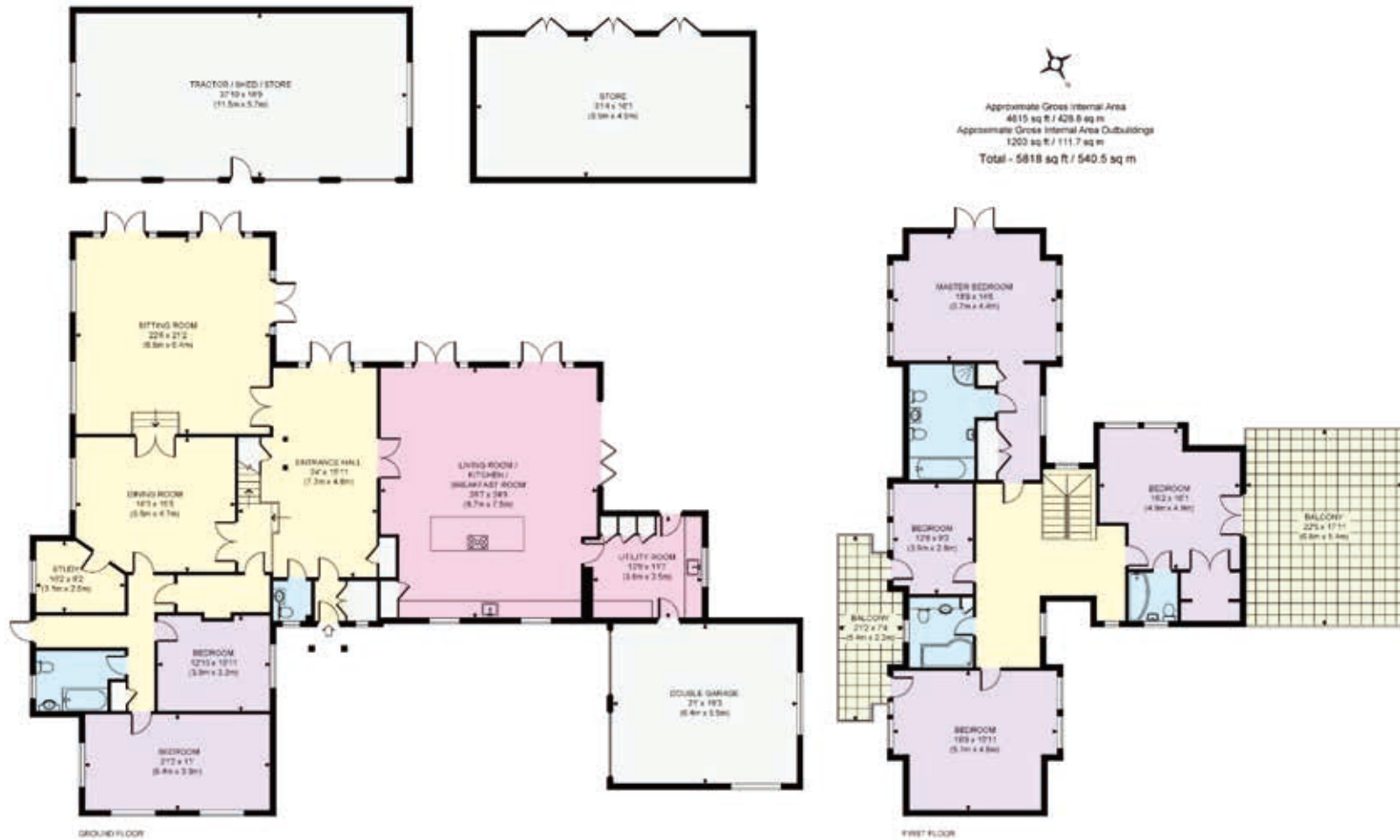
From the entrance hall, a beautiful oak turning staircase leads to the light and spacious landing area. Having been extended and re-imagined by the current owners, the first floor accommodation now flows superbly. A lovely family bathroom serves bedrooms three and four which also benefit from a joint balcony whilst the guest bedroom enjoys a walk-in wardrobe, en-suite bathroom and a simply superb balcony/terrace offering amazing views of the tree-lined garden. The triple aspect master bedroom is another truly lovely room featuring a Juliette balcony, bank of wardrobes and full en-suite with shower and bath.

The property is approached via a long private driveway which opens up to a huge amount of parking. There is an attached double garage as well as two further outbuildings, suitable for use as garaging, stabling or perhaps to convert to a home office/gym etc.

The formal gardens are mostly laid to lawn and are completely enclosed with hedging offering a good deal of privacy and tranquillity. The large patio is a particular feature as it can be accessed from most of the ground floor rooms creating a natural flow around the property which is perfect for entertaining. There are various mature trees throughout the garden as well as in the hedge line and so there is a true feeling of being in the country. The well-kept tennis court is another great feature, again superb for those summer BBQ's and parties.

IMPORTANT:

These particulars have been prepared in good faith and are believed to be correct though their accuracy is not guaranteed. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. We have not carried out a detailed survey, nor tested any services, appliances or specific fittings. Purchasers must satisfy themselves by inspection or otherwise. All dimensions, areas and distances are approximate. Room sizes should not be relied upon for carpets and furnishings.



Cerrig, Green Lane, West Clandon GU4 7UR
EPC Rating: E Council Tax Band: H
Viewings strictly by appointment: 01483 211644

Cerrig, Green Lane



- Rural, Private Location •
- Walking Distance to Station •
- 4600sqft of accommodation •
- Six Double Bedrooms •
- Four Bathrooms •
- Four Reception Rooms •
- Stunning Open-Plan Kitchen •
- Beautiful Entrance Hall •
- Cloakroom •
- Utility Room •
- Two Balconies •
- Double Garage •
- Further Garage/Outbuildings •
- 1.5 Acre Gardens •
- Tennis Court •

Cerrig features well thought out accommodation and lovely detail throughout, comfortable for any family.



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