



THE BELL HOUSE

West Clandon, Guildford, GU4 7UB

PRICE GUIDE:

£2,150,000 FREEHOLD



HILL CLEMENTS



THE BELL HOUSE

Oak Grange Road, West Clandon,
Guildford, Surrey,
GU4 7UB

A very attractive and substantial family house, ideal for family living, with flexible and spacious accommodation including a self-contained flat, set within an acre garden, in a sought-after private residential road within only a few minutes' walk of Clandon station

5 BEDROOMS: 2 BATHROOMS: PANELLED RECEPTION HALL: CLOAKROOM: SITTING ROOM: PANELLED DINING ROOM: KITCHEN/BREAKFAST/FAMILY ROOM: UTILITY ROOM: DOUBLE GARAGE: SELF-CONTAINED TWO BEDROOM FLAT/ANNEXE: ONE ACRE GARDEN WITH AREA OF WOODLAND AT THE REAR

COUNCIL TAX BAND: H-£4,428.89 2023/4 for the main house and A - £1,476.30 2023/4 for the flat

Clandon Station (Waterloo 55 mins) - a short walk
Guildford High Street and mainline station (Waterloo – 38 mins) – 5 miles

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THE LOCATION

The Bell House is situated in a popular and highly regarded no-through residential road of substantial houses. Tucked away in a secluded garden and well away from passing traffic the house is within a short walk of Clandon Station, which provides a commuter service to Waterloo in just under an hour, and is therefore ideally situated for commuters. The very popular Onslow Arms is also within walking distance and Ripley High Street is about three miles, with its range of local shops, pubs and restaurants. Here there is also access to the A3 northbound leading to the M25, London and both airports. Guildford's historic High Street is about five miles with its excellent shopping and numerous restaurants and bars. Guildford's main line station provides a regular commuter service to Waterloo in 38 minutes.

THE PROPERTY

The Bell House is a fine detached family house of charm and character, dating back to the 1920's, with many charming features of its era, including leaded light windows and a magnificent panelled reception hall and dining room. The accommodation extends to 4,400 sq ft and is therefore both substantial and adaptable with a large 36' kitchen/breakfast/family room, with under floor heating, and a two bedroomed self-contained flat on the first floor. There are five bedrooms in the main house with two bathrooms and the flat can also be accessed via the first floor, so is easily incorporated into the main accommodation if required. The house has a very warm and welcoming atmosphere with a beautiful panelled reception hall with feature fireplace and a large drawing room and atmospheric panelled dining room with feature fireplace too. The large kitchen area forms the heart of the house and provides seating, dining and cooking areas. There is also a large utility/boot room with doors to front and rear gardens and to the garage.



Approximate Gross Internal Area
 Ground Floor (Including Garage) = 210.9 sq m / 2270 sq ft
 First Floor = 200.6 sq m / 2159 sq ft
 Total = 411.5 sq m / 4429 sq ft
 (Including Annexe)



This plan is for representation purposes only as defined by theRICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		60
(21-38)	F	41	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epca.u.com			

OUTSIDE

The gravel driveway provides parking for numerous vehicles with a circular lawned area to the front of the house and further parking spaces in front of the garage. There is a large covered porch and seating area overlooking the front garden. The remainder of the garden comprises mature shrubs and trees and a large area of lawn at the rear and side of the house. Beyond this is an area of woodland, all of which provides a high degree of privacy and seclusion. In all approximately one acre.

DIRECTIONS

From the top of Guildford High Street, take the Epsom Road and continue to Merrow. Carry straight on over the roundabout, continuing on the A246 Epsom Road until the traffic lights. Turn left to West Clandon and continue through the village passing the Onslow Arms and turn right into Oak Grange Road immediately after the railway station. On the first right hand bend of Oak Grange Road, The Bell House can be found tucked in on the left hand side.

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