



Claymore

Flexford Road, Normandy, Surrey

STRUTT
& PARKER

BNP PARIBAS GROUP

An attractive three-bedroom bungalow with splendid gardens, in a desirable village setting

A beautifully presented detached bungalow with flexible, accessible accommodation, set in a desirable position on the edge of the village of Normandy, moments from the beautiful surrounding countryside. The property features elegant, understated modern fittings and styling throughout, while outside there are delightful landscaped gardens.



2 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOM



OFF STREET PARKING



GARDEN



FREEHOLD



VILLAGE



1,216 SQ FT



**GUIDE PRICE
£850,000**



The property

Claymore is a comfortable and stylish detached property, offering light and airy living spaces with clean, neutral décor and attractive modern fittings, as well as a flexible layout comprising three bedrooms and two well-presented reception rooms.

The property opens into a welcoming entrance hall with tiled flooring, providing access to the three bedrooms. The reception rooms are located towards the rear of the home, with views across the beautiful garden. They include the sitting room, which has wooden flooring, built-in shelving and French doors opening onto the patio area, while the family room also provides space in which to relax, with its wooden flooring and timber eaves overhead. The kitchen and breakfast room offers further everyday, social living space, including freestanding wooden units, a stainless steel range cooker, a butcher's block island and French doors opening to the garden, as well as space for a family dining table.

The three double bedrooms are of similar proportions and are tastefully finished and presented. These include the principal bedroom, which has extensive built-in storage, plus two other double bedrooms. There is also a family bathroom with a bathtub, a large separate shower unit and underfloor heating.



Outside

The property sits in a peaceful village-edge position, on a quiet lane with open countryside just across the street. At the entrance, a five-bar wooden gate opens onto the gravel driveway, which is bordered by established hedgerows for a sense of privacy, and provides parking space for several vehicles. The garden at the rear is beautifully landscaped and well-maintained. It includes a patio area at the back of the house for al fresco dining and beyond, a greenhouse and an area of level lawn with beds to either side filled with various shrubs and flowering perennials, all bordered and enclosed by hedgerows and mature trees. There is a second peaceful area of lawn towards the end of the plot, with a gravel pathway leading to a storage shed.

Location

The village of Normandy, a peaceful location enjoying a semi-rural setting north of the Hogs Back ridge on the North Downs, is approximately five miles from Guildford town centre. Along with the neighbouring village of Wyke there are several everyday amenities in the local area, including a doctor's surgery and a

primary school, while nearby Wood Street Village, with its pretty village green with the only surviving maypole in Surrey, has amenities including a post office, general store and two country pubs, with the locally acclaimed White Hart, with its popular restaurant nearby. For more extensive facilities Guildford offers an eclectic range of high street and independent shops, along with an abundance of coffee shops, restaurants and entertainment, including The Yvonne Arnaud Theatre, Electric Theatre and G Live. Outstanding sporting facilities are available at The Guildford Spectrum and Surrey Sports Park. The Christopher Robin Day Nursery is situated within the village, along with several excellent schools in the immediate area, both in the state and private sector.



Distances

- Wyke 1.2 miles
- Wood Street Village 3.8 miles
- Guildford 5.0 miles
- Godalming 5.5 miles
- Farnborough 6.8 miles
- Farnham 7.5 miles

Nearby Stations

- Wanborough
- Guildford

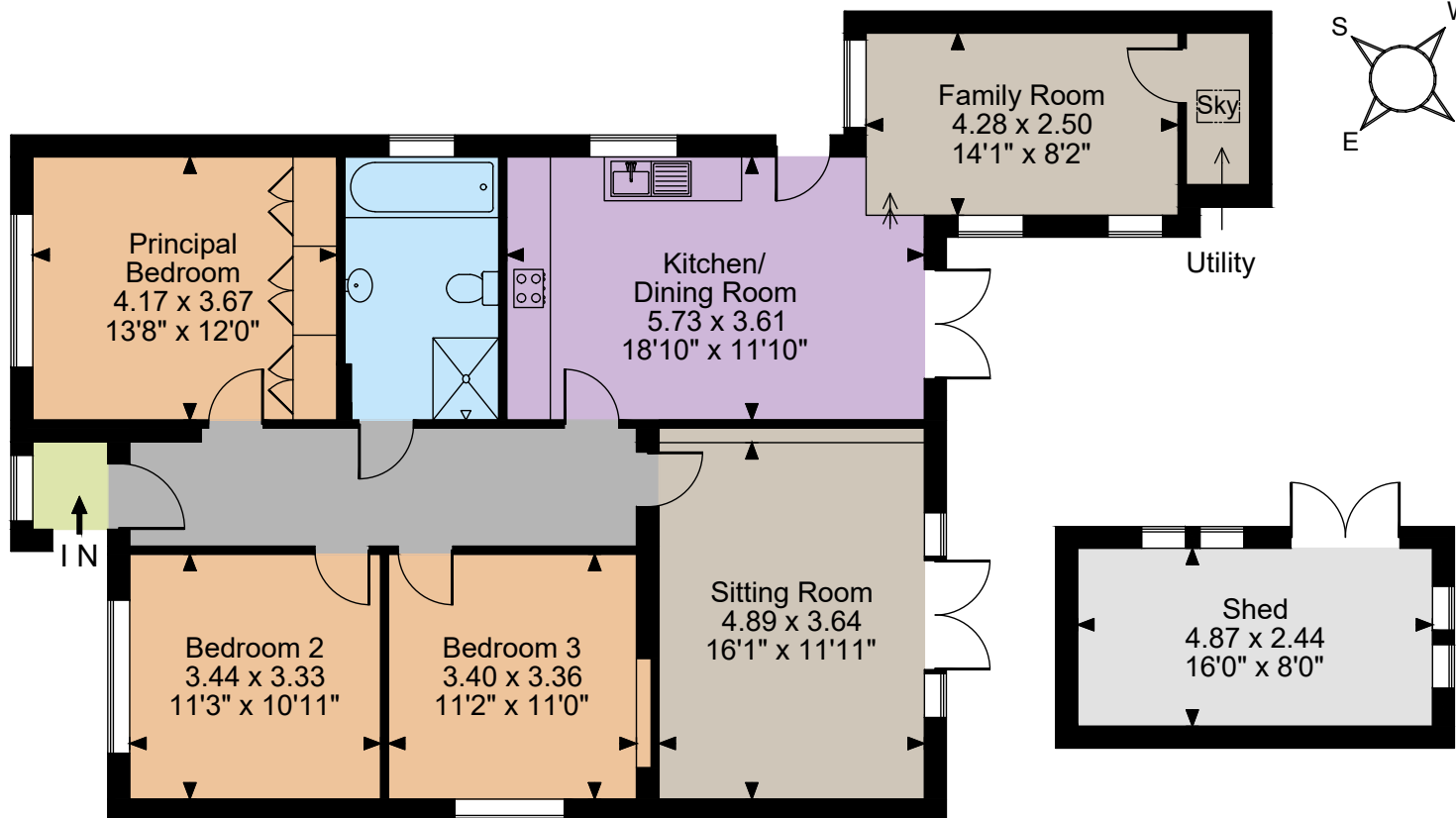
Key Locations

- Silent Pool
- Loseley Park
- Guildford Castle

Nearby Schools

- Rydes Hill
- Aldro
- Charterhouse
- Guildford County
- Royal Grammar School
- Tormead
- Guildford High





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 1,216 sq ft (113 sq m)
Shed internal area 128 sq ft (12 sq m)
Total internal area 1,344 sq ft (125 sq m)
For identification purposes only.

Directions

GU3 2EF

what3words: ///sharpness.grudge.apes

General

Local Authority: Guildford Borough Council
Tel: 01483 505050

Services: All mains services

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: TBC

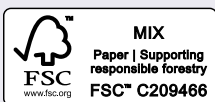
Guildford

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