



The Old Dairy, Ripley Road, East Clandon, Guildford

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The Old Dairy Ripley Road, East Clandon, Guildford, GU4 7SG

A magnificent farm property with extensive, flexible and beautifully appointed accommodation, plus delightful gardens

A3 2.1 miles, Guildford town centre 4.3 miles,
Guildford mainline station 5.2 miles (36 minutes
to London Waterloo), M25 (Jct 10) 6.0 miles,
Gatwick Airport 23 miles

Sitting room | Conservatory | Reception/dining
room | Kitchen/dining room | Kitchen/breakfast
room | Pantry | Utility | Wine cellar | Cloakroom
Principal bedroom with walk-in wardrobe & en
suite bathroom | 6 Further bedrooms, 5 en suite
Study | Shower room | Sauna | Summer house
Shed | Double garage | Garden | EPC rating C

The property

The Old Dairy is an impressive home, formed of farm buildings with over 6,000 sq.ft of beautifully appointed accommodation and a wealth of character features, alongside high-quality, contemporary fittings. The accommodation is arranged in two separate sections, which could be used as self-contained dwellings or combined to form a single larger residence. Both areas of the house have stunning reception or sitting rooms with handsome brick-built fireplaces, French doors opening onto the garden and other splendid features, with the central section being south facing. There are also well-equipped kitchens in both areas, both of which have dining areas and seating areas in which to relax or entertain. The eastern side of the house also benefits from a sunny conservatory, with three sets of French doors opening onto the garden. Each section of the house has three well-presented, comfortable double bedrooms on

the ground floor. All three are en suite in the western wing, while there are two en suite on the eastern side, as well as a family shower room. The western section of the house also has a luxury principal bedroom on the first floor, with a walk-in wardrobe and a large en suite bathroom. Adjoining the principal bedroom is a study area, overlooking the sitting room on a mezzanine level.

Outside

The house is set in an expansive garden, with various delightful seating and dining areas. There are three verandas around the house, providing covered seating and views across the grounds, with the garden featuring pristine lawns, colourful flowerbeds, herbaceous borders and various established hedgerows, shrubs and mature trees. There is also a gravel driveway leading to the house and providing plenty of parking space, while the double garage offers further parking, as well as home storage space. There is a sauna adjoining the garage, with further outbuildings including a storage shed and a timber-framed summer house.

Location

The property lies in a peaceful rural position on the edge of the small and charming village of East Clandon. There is a local pub, a village hall and a parish church in the village, while nearby Guildford provides access to a wealth of amenities and facilities. The town 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. There are several excellent schools in the immediate area, both in the state and private sector, which include Wood Street Infant School, Rydes Hill, Aldro, Charterhouse, Prior's Field, Guildford County, Royal Grammar School, Tormead and Guildford High, while the closest primary school is in neighbouring West Clandon. The area is well connected by road, with the A3 approximately two miles away, while Guildford's mainline station provides regular services to London (36 minutes to London Waterloo).







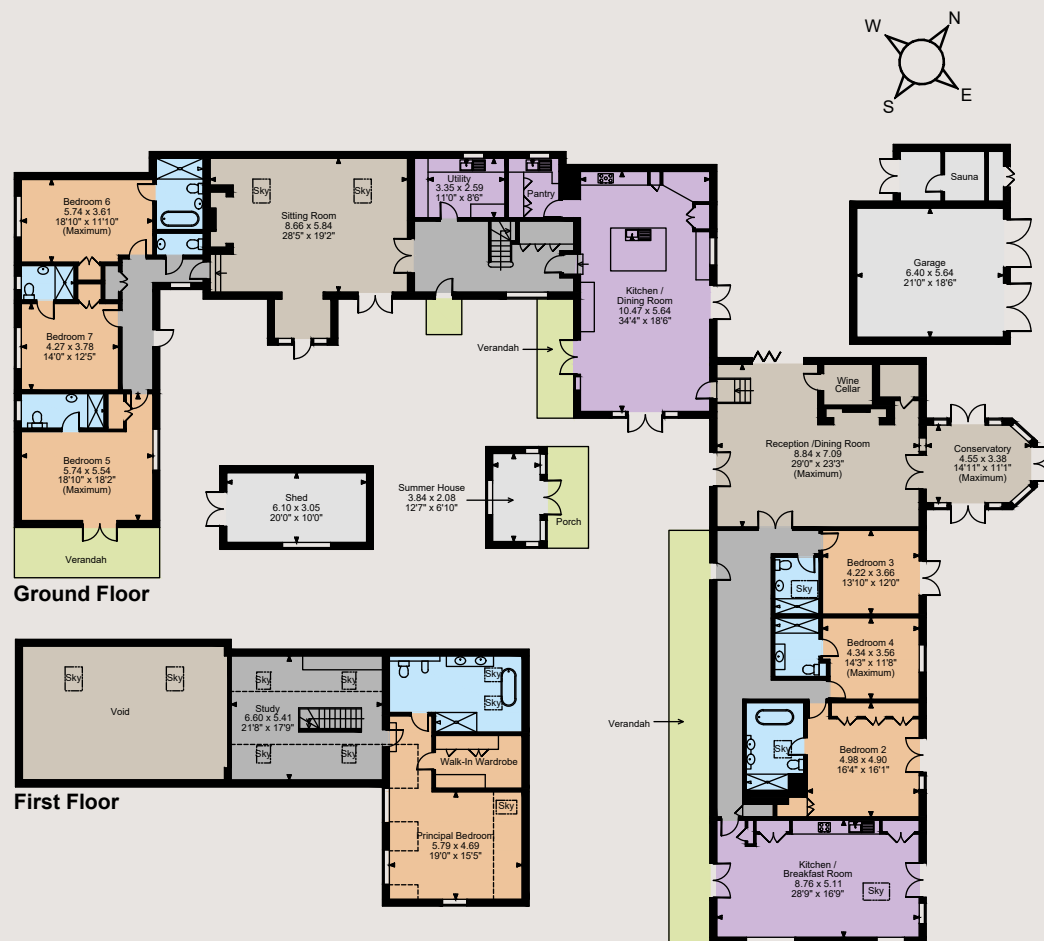






Floorplans

The Old Dairy Ripley Road, East Clandon, Surrey
Main House internal area 6,326 sq ft (560 sq m)
Garage internal area 388 sq ft (36 sq m)
Outbuildings internal area 286 sq ft (27 sq m)
Total internal area 7,000 sq ft (650 sq m)
Quoted Area Excludes 'External C/B'
For identification purposes only.



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

□ □ □ □ Denotes restricted head height

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Directions

Leave Guildford on the A246/Epsom Road and continue for 2.1 miles, proceed straight on at the roundabout and continuing on the A25 for a further 1.7 miles. Turn left onto The Street, then after passing the church, turn left onto Ripley Road. You will find the property on the right. What3words ///holds.colleague.much

General

Local Authority: Guildford Borough Council

Tel: 01483 505050

Services: Mains water, electricity and private drainage, underfloor heating and ground source heat pump.

Council Tax: Band G

Tenure: Freehold

Guide Price: £3,950,000

Guildford

215-217 High Street, Guildford, GU1 3BJ

01483 306565

guildford@struttandparker.com
struttandparker.com



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