



22 Bennett Way,
West Clandon, Surrey, GU4 7TN

£1,550,000 Freehold

Directions

From our office in East Horsley office turn left onto the Ockham Road South and carry on until the reach the T-Junction of the A246. Turn right and after just over three miles turn right at the traffic lights taking the turning on the left into The Street. Carry on down The Street for about two miles passing West Clandon railway station on the right hand side. Bennett Way will be found just after that on your right hand side. Carry down to the end and no. 22 will be found on the right.

Local Authority

Guildford Borough Council: 01483 505050.

Energy performance certificate (EPC)			
Current EPC Rating: B	Current EPC Score: 80	Current EPC Date: 11 November 2020	Current EPC Validity: 11 November 2029
Property type: Detached house	Estimated energy cost: £105.00 per year	Estimated energy cost: £105.00 per year	Estimated energy cost: £105.00 per year
Rules on letting this property			
Properties can be let if they have an energy rating from A to E.			
You can view guidance for landlords on the renting and purchasing sites https://www.gov.uk/government/guidance/energy-ratings-for-landlords			
Energy rating and score			
This property's energy rating is B, which is the potential to let B.			
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.			
For properties in England and Wales, the average energy rating is D, the average energy score is 60.			

Approximate Gross Internal Area
Main House 2172 sq. ft / 201.74 sq. m
Garage 251 sq. ft / 23.34 sq. m
Total 2423 sq. ft / 225.08 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. 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.

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A superb opportunity to buy a brand new house completed in the spring of 2025 located in the village of West Clandon. The property was being built by Javlin Homes, a local development and construction company who have established an enviable reputation for building quality bespoke homes.



THE PROPERTY Set in the heart of the sought-after village of West Clandon, this exceptional newly built detached family home combines contemporary design with generous living spaces and an idyllic village backdrop. Thoughtfully planned for modern family living, the interiors showcase a striking open-plan kitchen, dining, and family area — a superb space filled with natural light and beautifully finished throughout. High-quality fittings, integrated Miele appliances, and an elegant layout make this the perfect hub for both everyday living and entertaining. A separate utility room ensures excellent functionality while keeping the main living spaces effortlessly organised. At the front of the property, a versatile reception room provides a quieter setting, ideal as a formal lounge, study, or media room. Upstairs, there are five well-proportioned double bedrooms, each featuring built-in wardrobes. The impressive principal suite enjoys its own stylish ensuite shower room, while the remaining bedrooms share a contemporary family bathroom. Externally, the home continues to impress. A private driveway offers ample parking alongside a garage equipped with an electric car charging point. The extensive rear garden, mainly laid to lawn and framed by mature planting, provides a superb space for outdoor entertaining, children’s play, or simply unwinding in peaceful surroundings. This outstanding property presents a rare opportunity to experience modern luxury living in one of Surrey’s most desirable villages, with easy access to the A3 & M25, a station within walking distance offering a commuter service to London and the historic centre of Guildford a mere 10/15 minute drive away. Council Tax Band G.

