



2 Clandon Mews Back Lane East Clandon, GU4 7SA **£2,150 PCM Unfurnished**

We are pleased to offer for let this gorgeous semi detached converted barn with vaulted ceilings, exposed beams and wood burning stove. The accommodation comprises: living room; open plan kitchen with appliances and quartz stone worktops; master bedroom with ensuite shower room; second double bedroom; family bathroom with separate shower; underfloor heating; gravel driveway providing parking for a number of cars; double garage; pretty gardens. EPC rating C/69. Council tax band E. Pets by negotiation. Back Lane is situated in picturesque village of East Clandon and is located between Guildford and Leatherhead. The village has the popular Queen's Head pub, Village Hall, 12th century Church of St Thomas of Canterbury, residents' recreation ground and tennis court, and National Trust house, Hatchlands Park all just a stone's throw away. The neighbouring villages of Ripley and East/West Horsley provide for restaurants, coffee shops and groceries. The surrounding countryside is ideal for walking, cycling and riding. Guildford and Woking are about 5 and 7 miles away offering excellent shopping, leisure and recreational facilities, plus train services to London/Waterloo from Clandon and Woking Stations.



6 Station Parade, East Horsley, Surrey, KT24 6QN
Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ

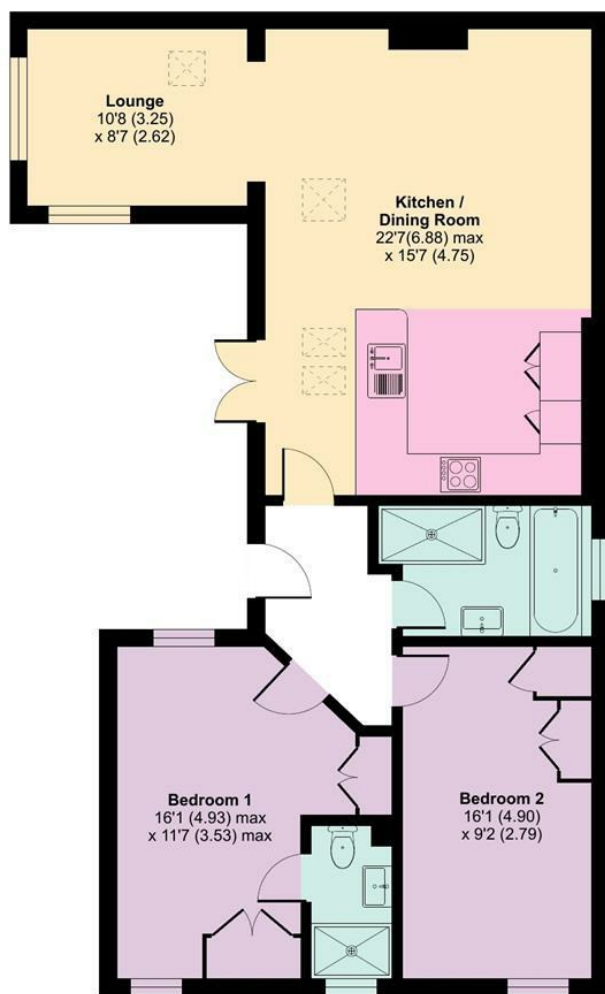
T | 01483 284141 E | enquiries@willsandsmerdon.co.uk W | willsandsmerdon.co.uk

*Scan the QR code for the
Material Information*

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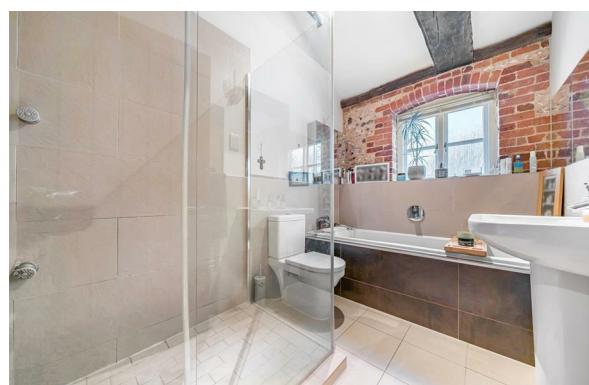
Approximate Area = 942 sq ft / 87.5 sq m
For identification only - Not to scale



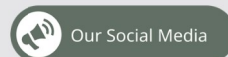
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Wills and Smerdon. REF: 1048916



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92 plus)		82
B (81-91)		
C (69-80)		69
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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