



1 Westwood Place, Westwood Lane, Normandy, Guildford, GU3 2JE

CLARKE



GAMMON

1 Westwood Place

WESTWOOD LANE, NORMANDY, GUILDFORD, GU3 2JE

Set within the historic village of Normandy, 1 Westwood Place enjoys a location steeped in rural heritage. Once part of the Westwood Estate, the area was known for its agricultural roots and woodland surroundings.

This imposing residence sits proudly on Westwood Lane, with a striking façade and ample parking to the front. Accessed via a communal entrance shared with just one other apartment, the property opens into a central hallway with two useful storage cupboards at each end.

At the heart of the home is a stunning living and dining room, measuring an impressive 23'1" x 22'2", featuring wooden parquet flooring, a fireplace, and a bay window that frames views over the mature rear garden. A door leads into a garden room, which opens via sliding doors onto a York stone patio.

The kitchen is fitted with classic white shaker-style units, an integrated double electric oven, electric hob with extractor, and space for a freestanding washing machine, tumble dryer, and fridge/freezer. A sink under the window offers a pleasant outlook to the garden.

The master bedroom features a large bay window, built-in wardrobes, and a three-piece en-suite shower room. A second double bedroom, also with built-in wardrobes, provides comfortable accommodation for guests or family. The main bathroom includes a P-shaped bath with shower over, sink, WC, and a heated towel rail.

Outside, the generous garden is an unusual find on an apartment such as this. A large York stone patio leads to an expansive lawn, bordered by a mix of deciduous and evergreen trees, offering privacy and seasonal interest. At the top of the garden sits a summer house, ideal for a quiet drink or use as a home office, with views over adjacent fields. A garage to the side of the property includes power points and lighting.

With its blend of historical provenance, architectural charm, and modern amenities, 1 Westwood Place is a rare find in one of Surrey's most desirable village settings.

- Historic village location in Normandy, once part of the Westwood Estate
- Spacious living/dining room with parquet flooring, fireplace, and bay window
- Garden room opening to a York stone patio and private garden
- Shaker-style kitchen with integrated oven and space for appliances
- Two double bedrooms, both with built-in wardrobes; main with en-suite shower room
- Modern bathroom with P-shaped bath and shower
- Large private garden with summer house, garage, and field views
- EPC Rating: C

CG GUILDFORD

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Local Authority: Guildford Borough Council / Tax Band D

Services: All mains services are connected









SITUATION

1 Westwood Place enjoys a peaceful position in the historic village of Normandy, a charming rural community surrounded by open countryside, woodland, and farmland. The village offers a relaxed pace of life with a strong sense of community, and benefits from a local shop, village hall, and Normandy train station, which provides direct links to Guildford and London Waterloo. For a wider range of amenities, the vibrant county town of Guildford is just a short drive away, offering an excellent selection of shops, restaurants, cafés, and cultural attractions including the Yvonne Arnaud Theatre and G Live. Guildford also boasts a modern sports and leisure centre, a historic castle, and a picturesque riverside setting. Families are well served by a choice of highly regarded schools in both the state and independent sectors, while commuters benefit from fast rail services and easy access to the A31, A3, and M25. This combination of countryside tranquillity and town convenience makes Normandy a highly desirable location for those seeking the best of both worlds.



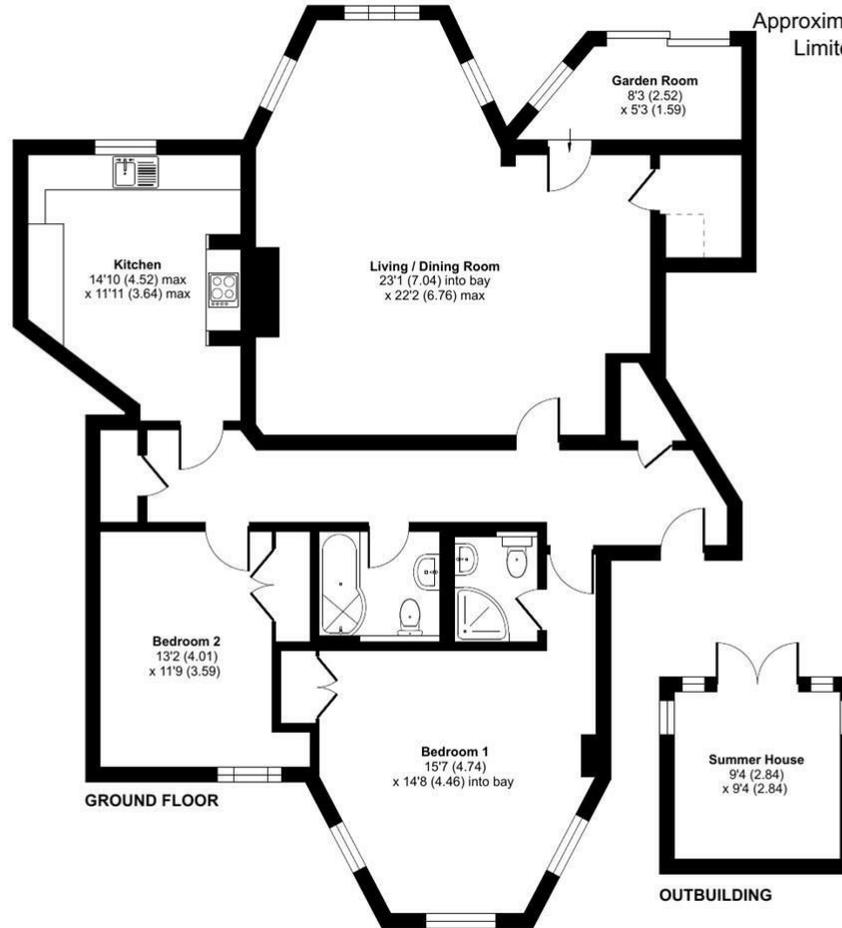
DIRECTIONS

From Guildford town centre, head west on the A31 (Farnham Road) and continue for approximately 3 miles. Take the exit onto the B3000, signposted for Normandy and Pirbright. Follow the B3000 through Flexford, passing through the hamlets of Wanborough and Christmas Pie, and continue under the railway bridge. Westwood Place will be found on the left-hand side, set back from the road with ample parking to the front.

1 Westwood Place is a spacious and characterful ground-floor apartment in the historic village of Normandy, featuring two double bedrooms, generous living space and a large private garden.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		70	79
England & Wales		EU Directive 2002/91/EC 	

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Approximate Area = 1340 sq ft / 124.4 sq m
Limited Use Area(s) = 7 sq ft / 0.6 sq m
Outbuilding = 87 sq ft / 8 sq m
Total = 1434 sq ft / 133 sq m
For identification only - Not to scale

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Clarke Gammon. REF: 1359255

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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