

# FOXFIELD

WEST CLANDON

PRELIMINARY DETAILS

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# FOXFIELD

WEST CLANDON

Foxfield is a unique collection of 3 and 4 bedroom cottages, houses and contemporary barn-style homes.

Nestled amongst farmland on the outskirts of West Clandon, this gated development enjoys a semi-rural location, yet is conveniently located for easy access to the A3 and motorway network beyond. For the London commuter, West Clandon's train station is less than a mile and a half away and Guildford, Surrey's county town is just a short drive.

Sympathetically designed to complement the surroundings, these well-designed new homes are built to Runnymede's customary high standard and feature an outstanding specification.

  
RUNNYMEDE







# FOXFIELD

WEST CLANDON

## FAR ENOUGH AWAY TO RELAX IN THE COUNTRYSIDE, CLOSE ENOUGH FOR VILLAGE AND TOWN.

Foxfield is a sensitively designed development of just thirteen new homes, situated on the edge of a copse and surrounded by peaceful Surrey farmland.

The three and four bedroom houses are well equipped, highly specified and attractively positioned around a central area, which is landscaped with new trees and rock features.

The architecture of the houses has been carefully considered to respect the farmland setting with various design styles and differing materials to add interest and appeal externally, whilst the internal layouts also offer variation to suit individual requirements.

The ground floor living spaces are contemporary and light-filled with large glazed areas including bi-folding 'glass walls' opening onto private gardens.

Upstairs, bedroom suites and bathrooms exude character, Runnymede's attention to detail is evident throughout, from the quality of fixtures and fittings to the detailed finish and craftsmanship.

A dense tree-line lies on the north east boundary of Foxfield, whilst farmland is viewed as far as the eye can see on all other sides. Huge appeal comes from this rural setting, but you are still in the middle of 'everywhere' - whether it is access to the major road and rail network, the villages of Ripley, the Horsleys, the Clandons, or the Surrey Hills, or even Guildford town centre, each is in close proximity and easy to reach.



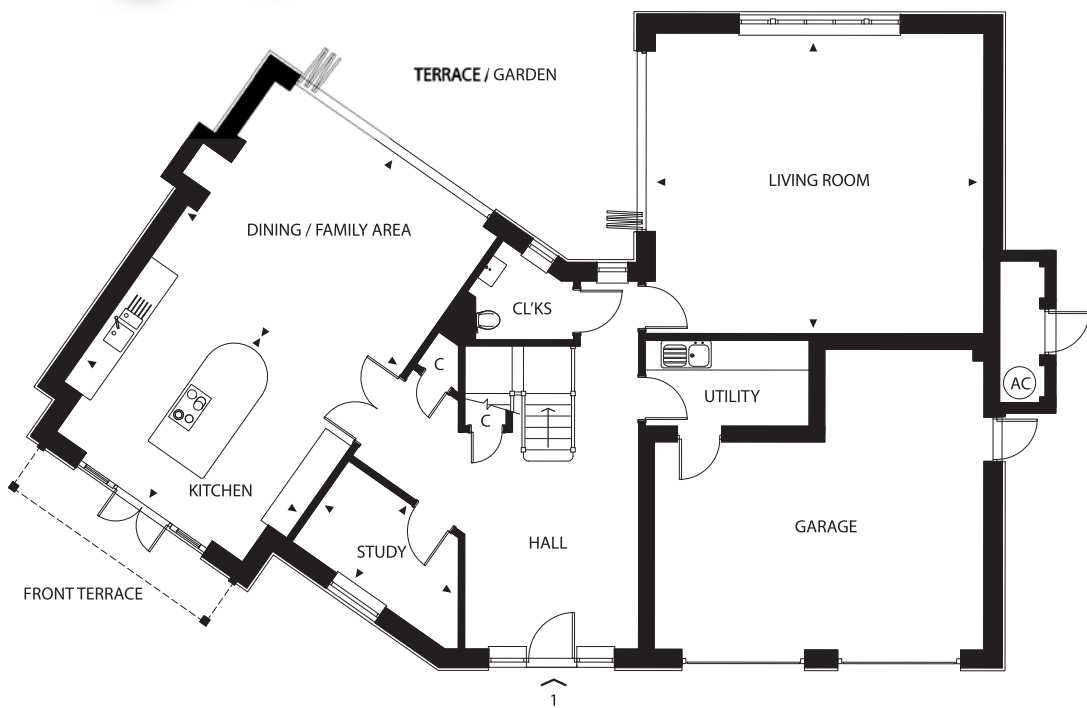
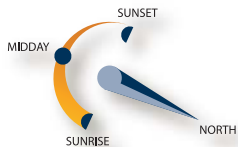




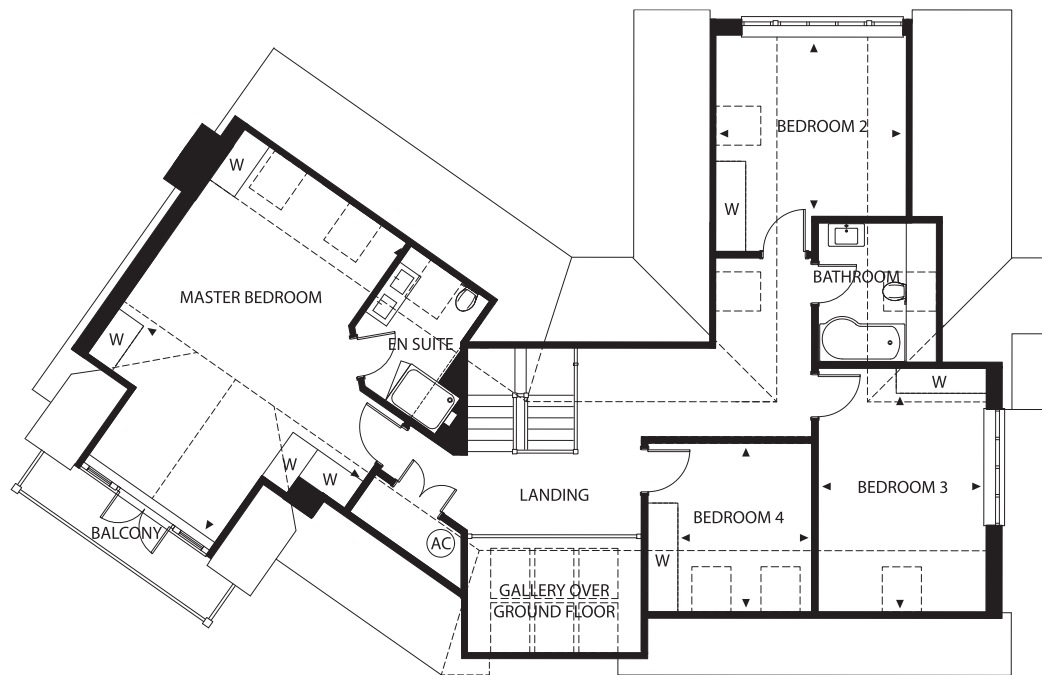
# OVER & ABOVE







Ground Floor

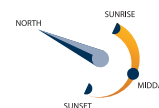


First Floor

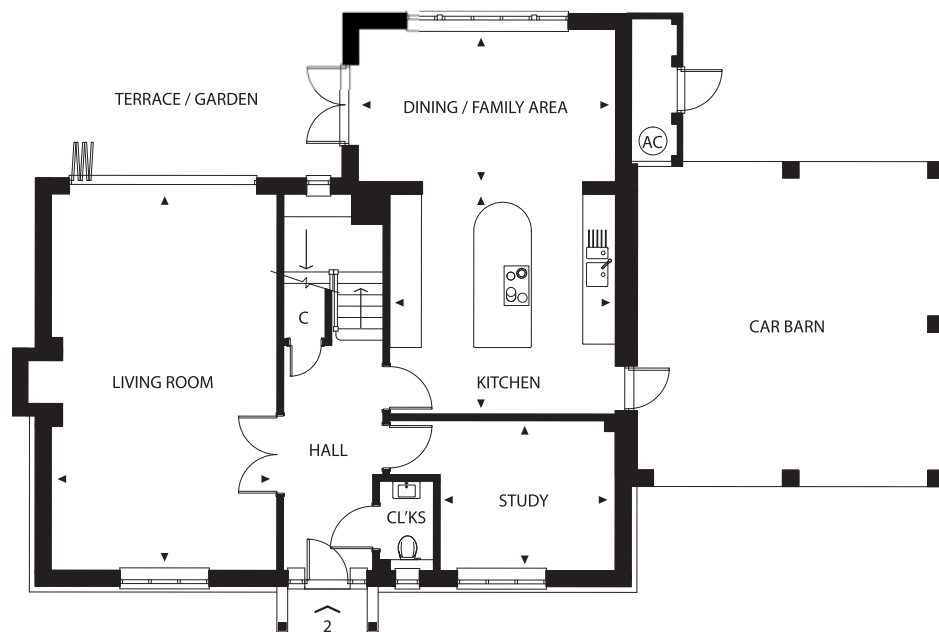
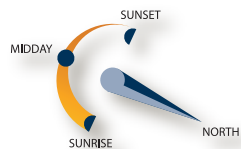
## Number One

Four-bedroom house with garden, integral garage and driveway parking.  
Approx. net area 246.1 Sqm

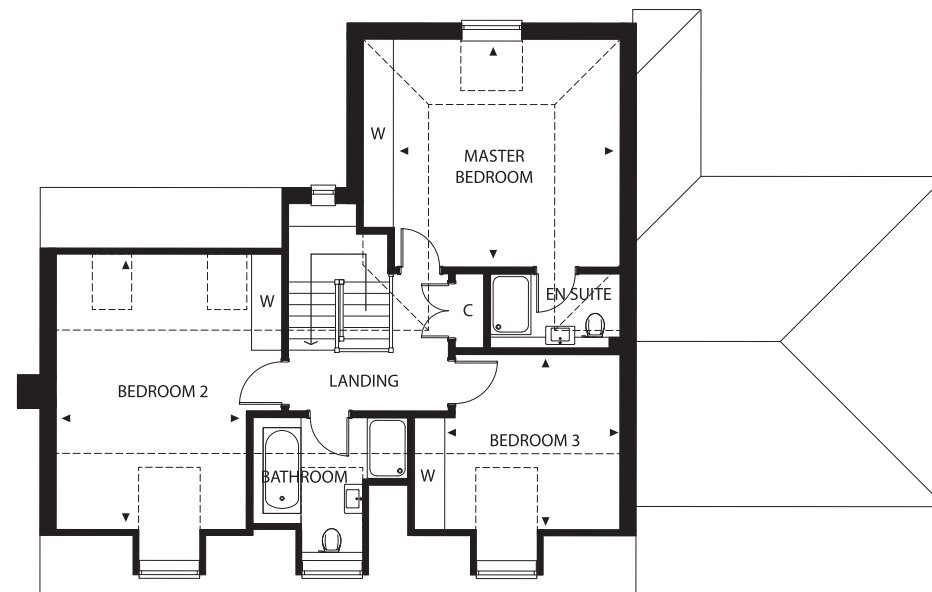
Kitchen	5.4m x 4.2m
Dining/Family Area	5.4m x 4.3m
Living Room	6.7m x 6.0m
Study	3.5m x 2.0m
Master Bedroom	7.0m x 5.3m
Bedroom 2	3.8m x 3.6m
Bedroom 3	4.4m x 3.3m
Bedroom 4	3.3m x 2.2m



Drawings are not to scale. Dimensions are approximate and follow the arrows within the plans.



Ground Floor

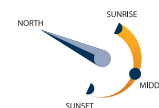


First Floor

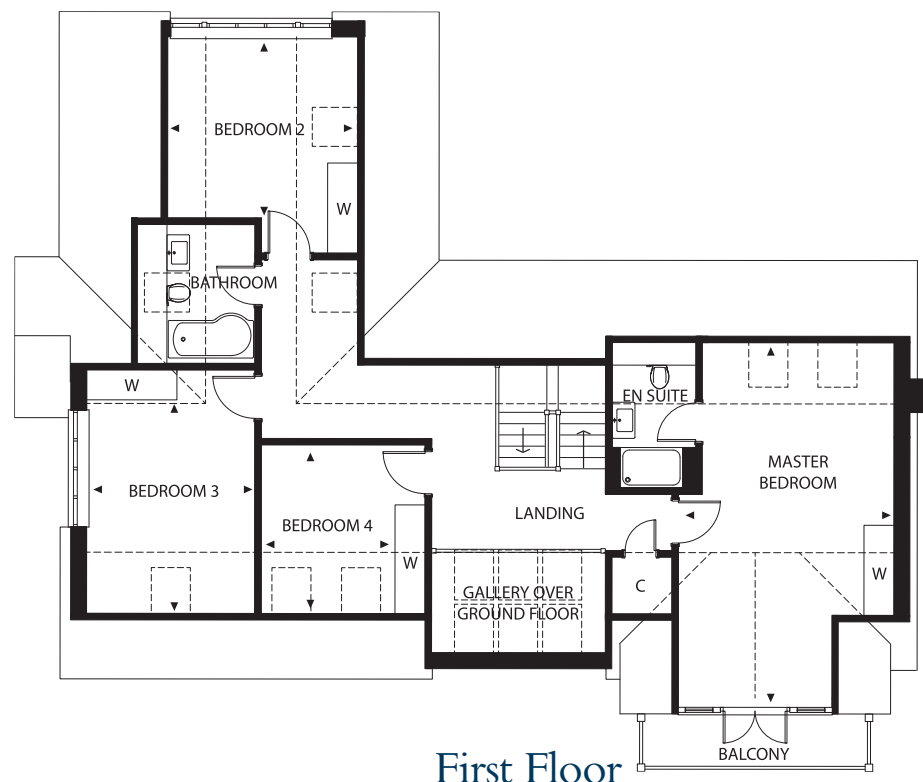
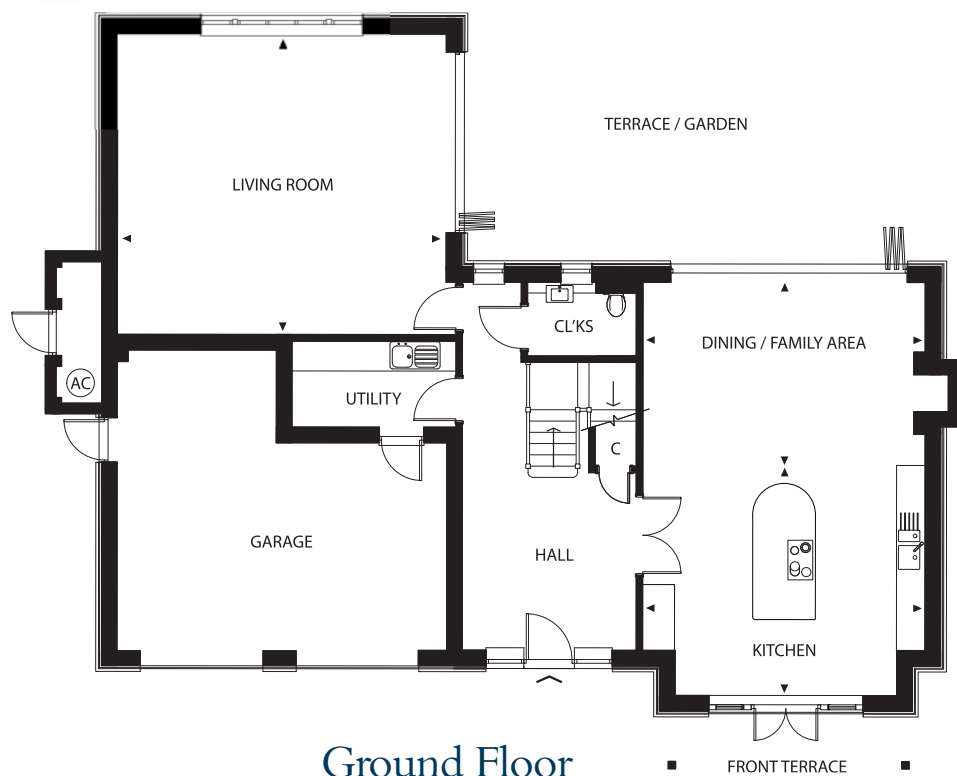
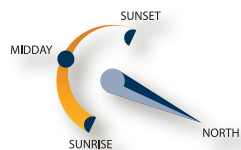
## Number Two

Three-bedroom house with garden, attached car barn and driveway parking.  
Approx. net area 185.8 Sqm

Kitchen	4.5m x 4.4m
Dining/Family Area	5.1m x 3.1m
Living Room	7.5m x 4.5m
Study	3.5m x 3.0m
Master Bedroom	4.6m x 4.5m
Bedroom 2	5.5m x 3.8m
Bedroom 3	3.5m x 3.5m



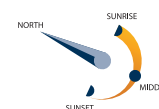


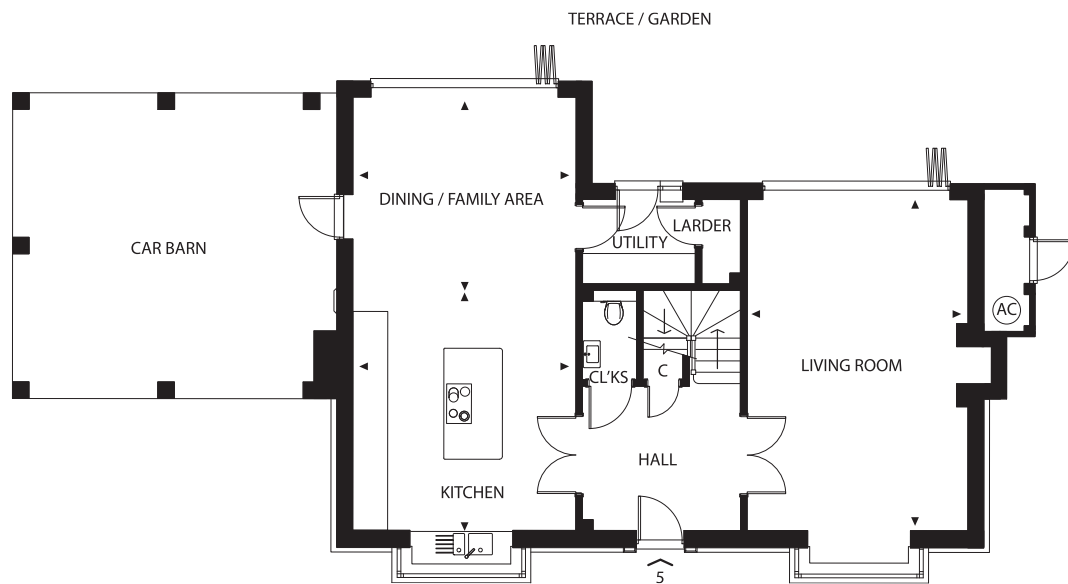


## Numbers Three & Four

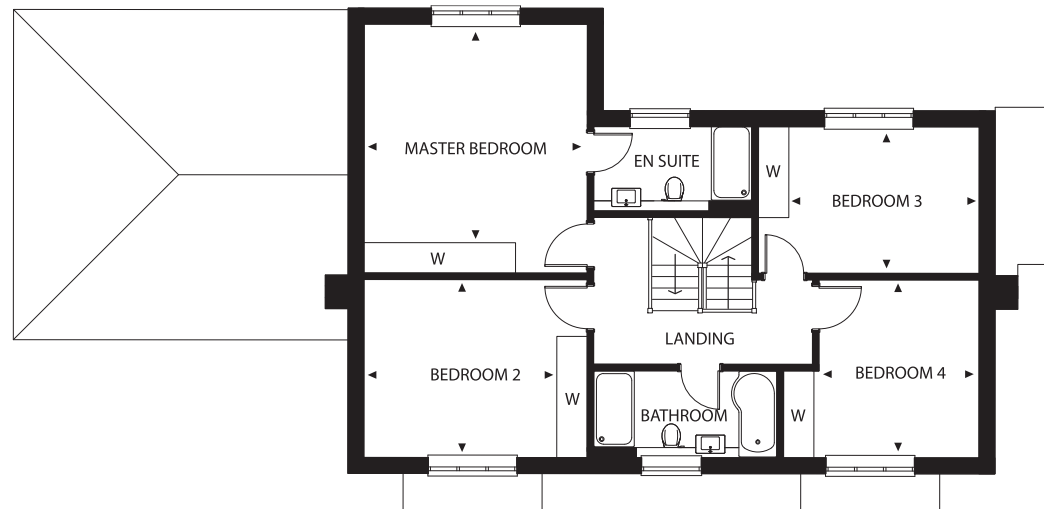
Four-bedroom house with garden, integral garage and driveway parking.  
Approx. net area 227.6 Sqm

Kitchen	5.6m x 4.2m
Dining/Family Area	5.6m x 4.4m
Living Room	6.6m x 6.0m
Master Bedroom	7.1m x 4.3m
Bedroom 2	3.8m x 3.6m
Bedroom 3	4.3m x 3.3m
Bedroom 4	3.3m x 2.6m





Ground Floor

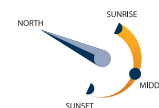


First Floor

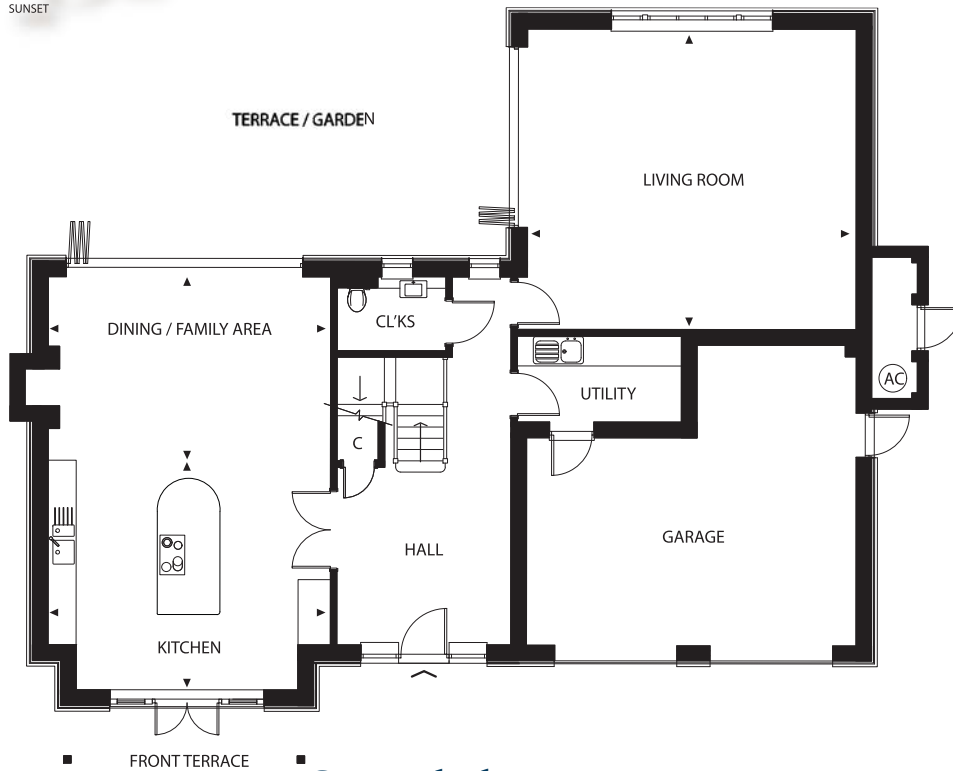
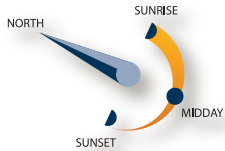
## Number Five

Four-bedroom house with garden, attached car barn and driveway parking.  
Approx. net area 179.5 Sqm

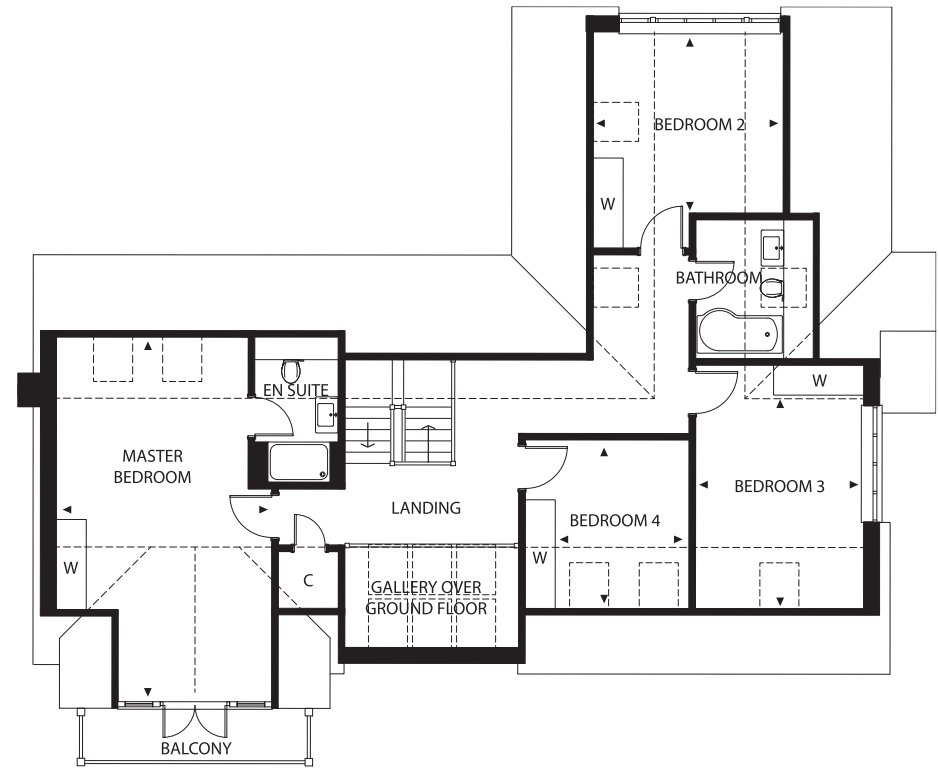
Kitchen	4.7m x 4.4m
Dining/Family Area	4.4m x 3.9m
Living Room	6.6m x 4.4m
Master Bedroom	4.4m x 4.3m
Bedroom 2	3.8m x 3.5m
Bedroom 3	3.8m x 2.9m
Bedroom 4	3.5m x 3.3m







Ground Floor

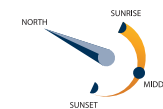


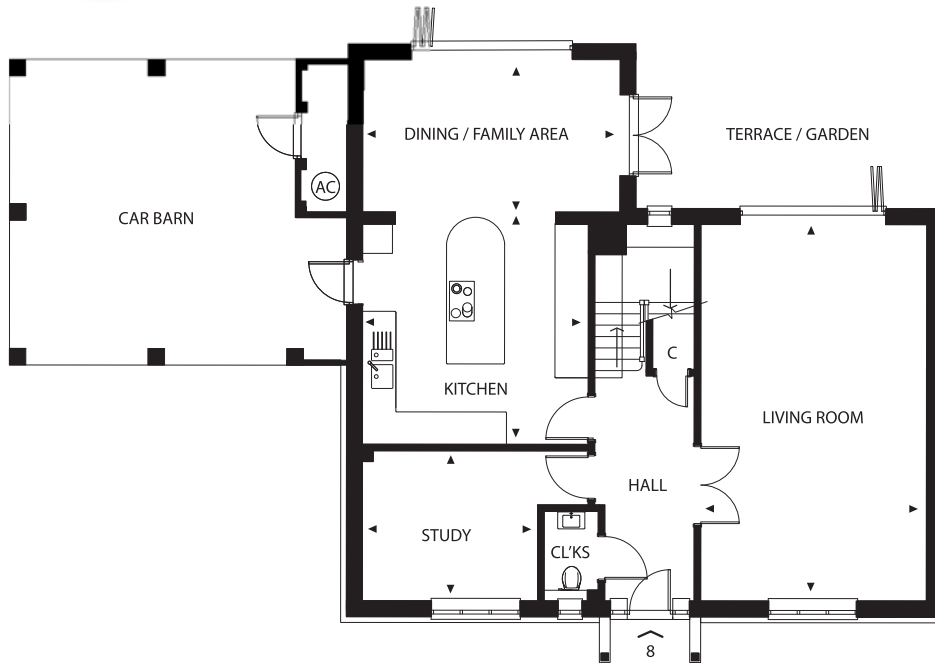
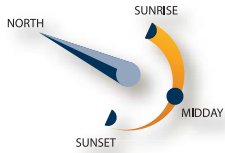
First Floor

## Numbers Six & Seven

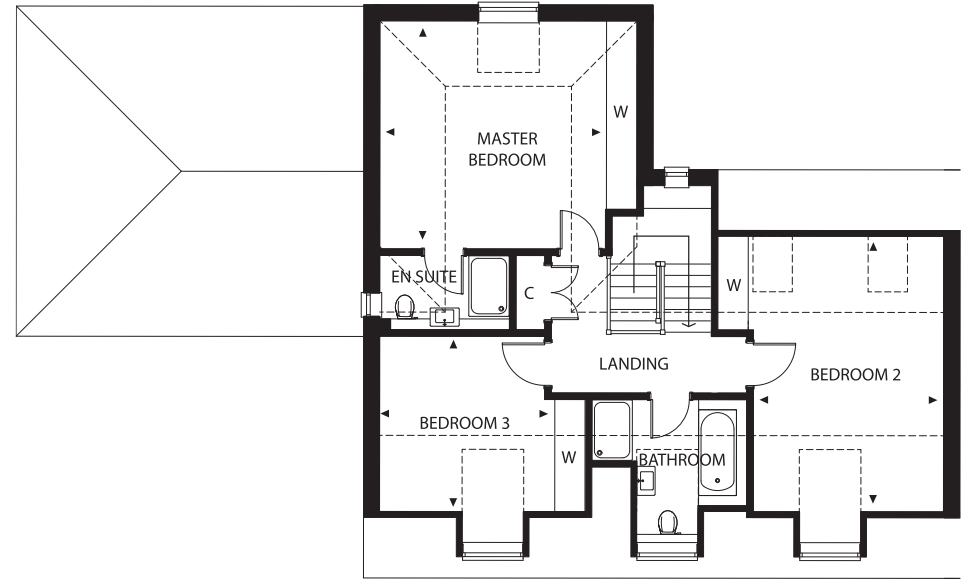
Four-bedroom house with garden, integral garage and driveway parking.  
Approx. net area 227.6 Sqm

Kitchen	5.6m x 4.2m
Dining/Family Area	5.6m x 4.4m
Living Room	6.6m x 6.0m
Master Bedroom	7.1m x 4.3m
Bedroom 2	3.8m x 3.6m
Bedroom 3	4.3m x 3.3m
Bedroom 4	3.3m x 2.6m





Ground Floor

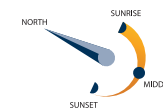


First Floor

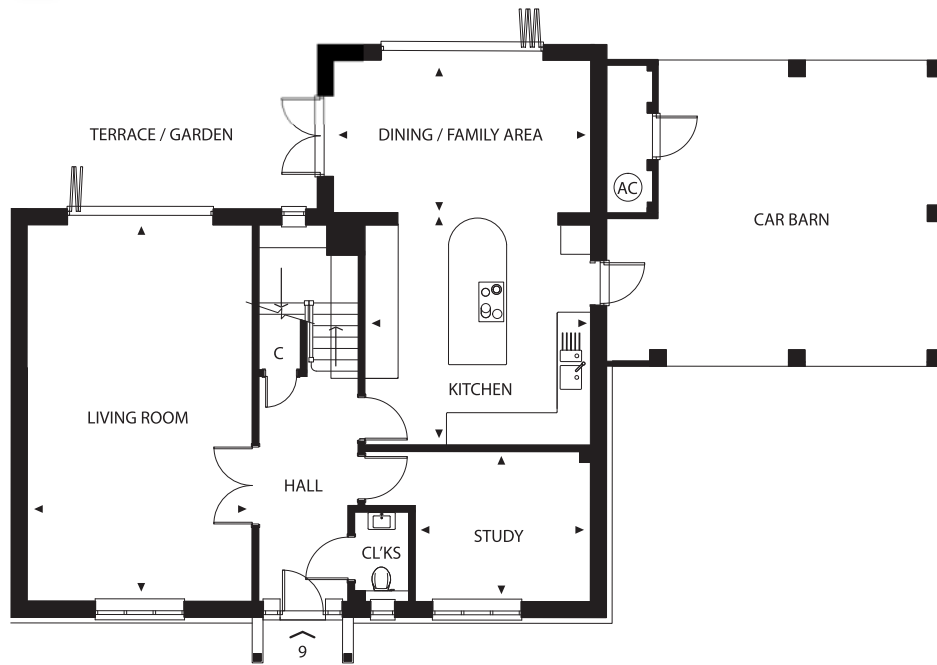
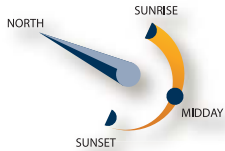
## Number Eight

Three-bedroom house with garden, attached car barn and driveway parking.  
Approx. net area 186 Sqm

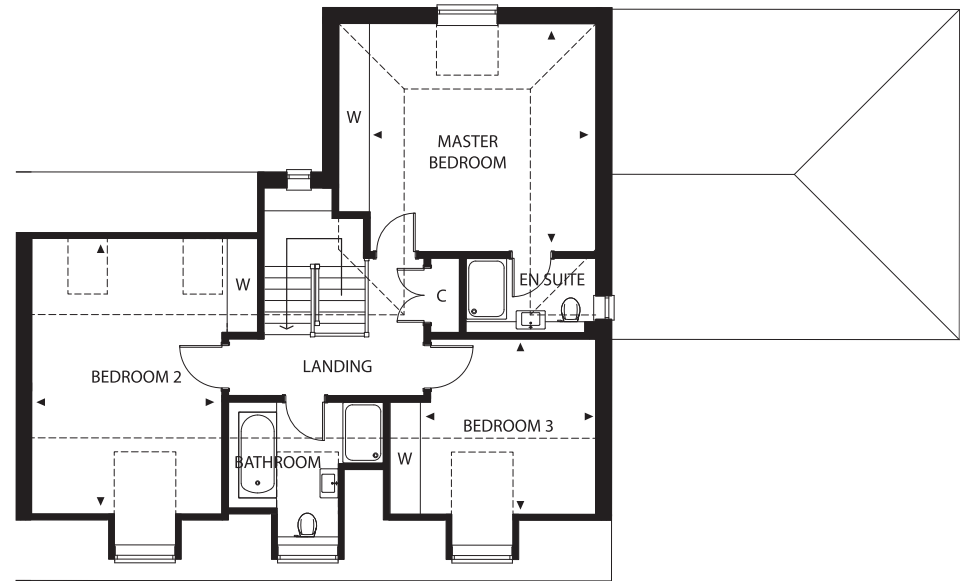
Kitchen	4.5m x 4.4m
Dining/Family Area	5.1m x 3.0m
Living Room	7.5m x 4.5m
Study	3.5m x 3.0m
Master Bedroom	5.1m x 4.5m
Bedroom 2	5.5m x 3.8m
Bedroom 3	3.5m x 3.5m







Ground Floor

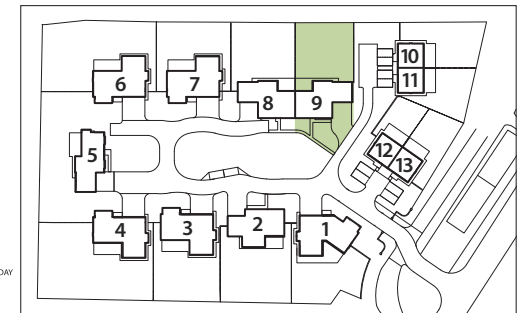
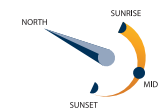


First Floor

## Number Nine

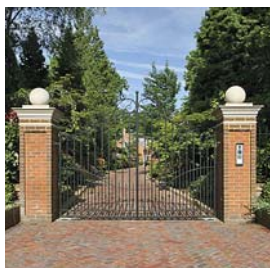
Three-bedroom house with garden, attached car barn and driveway parking.  
Approx. net area 186 Sqm

Kitchen	4.5m x 4.4m
Dining/Family Area	5.1m x 3.0m
Living Room	7.5m x 4.5m
Study	3.5m x 3.0m
Master Bedroom	5.1m x 4.5m
Bedroom 2	5.5m x 3.8m
Bedroom 3	3.5m x 3.5m









# FINE QUALITY HOMES

Established since 1975, Runnymede has been proudly creating new and individually distinctive homes for over 40 years. A simple yet effective philosophy has been implemented from the outset - a meticulous attention to detail and determination not to accept 'second best'.

This has resulted in an enviable reputation and today, the Runnymede brand is widely

recognised as a hallmark of the highest standard in housebuilding.

Overseen by a passionate and dedicated management team, applying creative excellence, specifying the finest of materials, brought together by highly skilled teams of master builders, interior and landscape specialists, Runnymede ensures their reputation is secured now and into the future.

The Runnymede brand of new homes encompasses elegantly designed apartments and houses in attractive gated courtyard settings, through to individually designed family houses and imposing mansions.

A Runnymede home can only be found in some of the finest locations of Surrey and neighbouring counties.

  
RUNNYMEDE  
[www.runnymedehomes.co.uk](http://www.runnymedehomes.co.uk)

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# FIELD

FOXFIELD, WEST CLANDON, GUILDFORD, SURREY GU23 7BB  
PRELIMINARY DETAILS - PLEASE CONTACT RUNNYMEDE FOR FURTHER DETAILS.



Telephone: 01932 858 991 Email: [info@runnymedehomes.co.uk](mailto:info@runnymedehomes.co.uk) Web: [www.runnymedehomes.co.uk](http://www.runnymedehomes.co.uk)