



Fairoaks, Normandy Common Lane, Guildford, GU3 2AP



**FAIROAKS NORMANDY COMMON LANE  
GUILDFORD GU3 2AP**

In need of modernisation	Four bedrooms
Two Reception Rooms	Kitchen
Cloaks/Utility	Semi Rural location
Approaching four acres (3.88 acres)	Quiet lane
Out houses	Double glazing



**An extended four bedroom detached house in need of updating, situated along a quiet country lane in a semi rural location and benefiting from grounds approaching four acres.**

**THE PROPERTY**

Fairoaks is a detached house which was constructed approximately 50 years ago and comprises; four bedrooms, two reception Rooms, kitchen, downstairs cloakroom/shower/utility area, family bathroom, garage and outside there are various outhouses. Double glazing, oil fire central heating.

This is a wonderful opportunity to acquire a property that is situated in a delightful location and now requires cosmetic modernisation and offers scope to extend subject to planning permission.



## THE GROUNDS

The level gardens and grounds which approach four acres are situated to the side and rear of the property. Whilst most of the land is laid to long grass and meadow, there is also an area of woodland. There is ample opportunity to model the land to your own requirements. There are a number of outhouses, again in need of repair, located within the plot.

## SITUATION

Normandy is a Surrey village situated in the North-West outskirts of Guildford; a rural countryside setting with plenty of equestrian facilities and much of the local area is within a conservation area or greenbelt land with many footpaths, bridleways and open countryside suitable for horse riding, cycling and walking. Normandy is the start point of the Christmas Pie trail which leads into Guildford through woods, commons and meadows. There are many local sports clubs set up throughout the village including a tennis, cricket, football, archery and a thriving bowls club. Furthermore, there is Normandy Village Hall, British Legion, Doctors surgery, Church and a new community shop & cafe that is due to open soon. The nearest railway stations are close by in Ash or the Hamlet of Wanborough and provides a 7-minute rail journey to Guildford mainline station, which has a frequent service to London Waterloo from approx. 35 minutes. The A3 & A31 provide access to the South Coast and the M25 to central London & international airports. The county town of Guildford is approximately 7 miles away offering a range of shopping, social, recreational and educational facilities. There is a number of both local state and private schools in the locality, serving all age groups.

GUILDFORD | 7 miles

FARNHAM | 8 miles

WANBOROUGH RAILWAY STATION | 1 mile

LONDON WATERLOO | from approx. 35 minutes (from Guildford mainline station)

CENTRAL LONDON | 40 miles

HEATHROW AIRPORT | 22 miles

# Normandy Common Lane, Normandy, Guildford, GU3

Approximate Area = 1363 sq ft / 126.5 sq m  
 Garage = 174 sq ft / 16.1 sq m  
 Limited Use Area(s) = 3 sq ft / 0.2 sq m  
 Outbuilding = 865 sq ft / 80.3 sq m  
 Total = 2405 sq ft / 223.4 sq m  
 For identification only - Not to scale

## LOCAL AUTHORITY

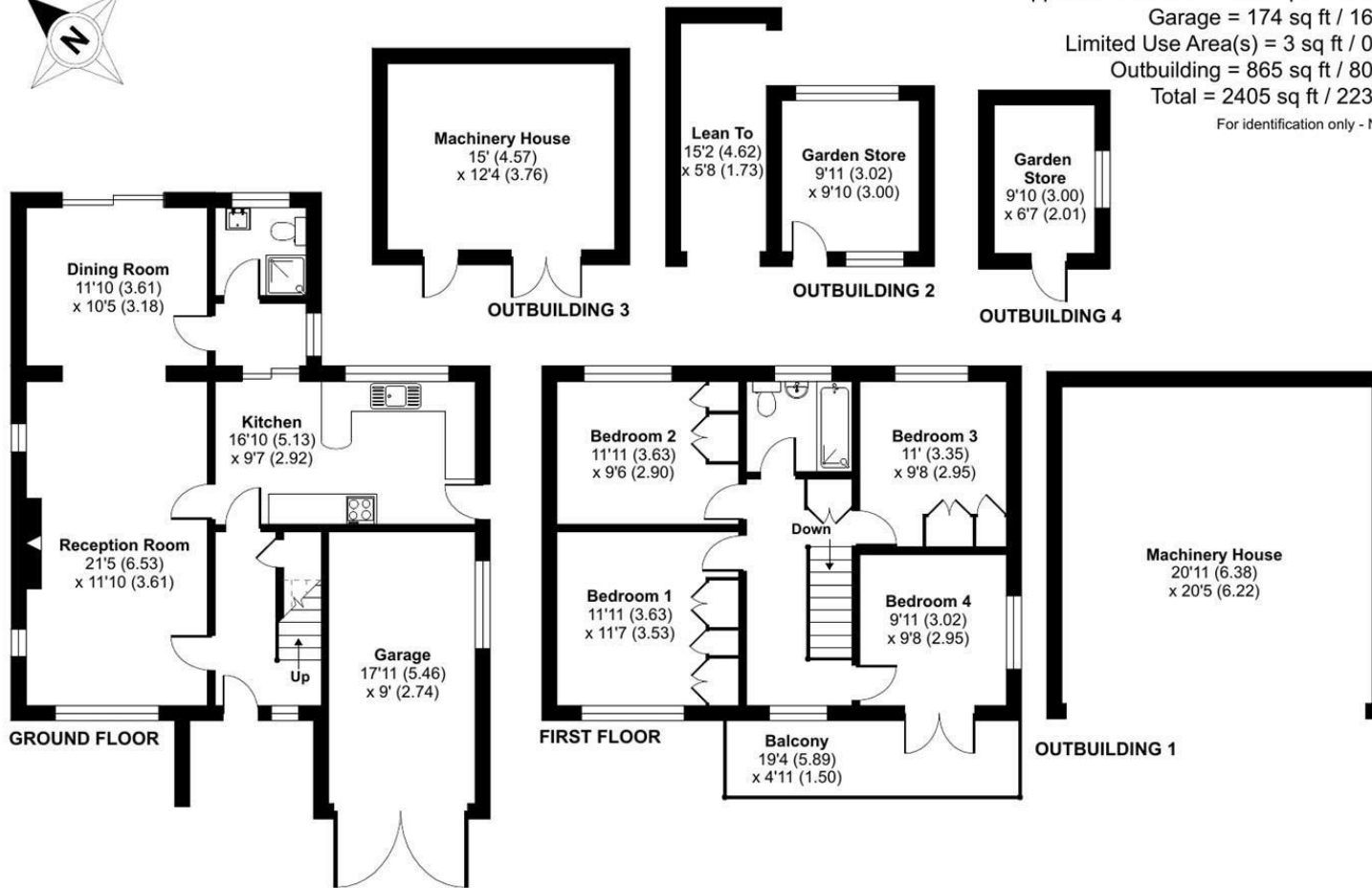
Guildford Borough Council

## COUNCIL TAX

Band G

## SERVICES

Mains water, electricity, private drainage,  
 oil fire central heating



20th July 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Clarke Gammon. REF: 1004478

## CG GUILDFORD OFFICE

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## DIRECTIONS

SAT NAV REF - GU3 2AP

## 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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