

# WARWICKS MEAD

WARWICKS BENCH LANE • GUILDFORD





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GUILDFORD · SURREY · GU1 3TP

*Offering breath-taking views of open countryside yet only 0.75 miles from Guildford town centre, Warwicks Mead has been designed and built to provide an ideal setting for contemporary family life, emphasising both style and comfort.*

## ACCOMMODATION SCHEDULE

Striking Galleried Entrance  
Six Bedrooms • Six Bathrooms • Two Dressing Rooms  
Stunning Kitchen/Breakfast/Dining Room with Panoramic Views  
Two Reception Rooms • Study  
Utility Room • Boot Room • Larder  
Games Room

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One Bedroom Self-Contained Annexe

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Indoor Swimming Pool Complex  
Tennis Court

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Stunning South Facing Gardens  
Impressive Raised Terrace  
Two Detached Double Garages  
Electric Gated Entrance with ample parking  
In all approximately 0.777 acres

**house.**

**house.**  
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These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

*The last house in Guildford*

## SITUATION

(All distances and times are approximate)



- Guildford High Street : 0.9 mile (walking distance)
- Guildford Castle Grounds : 0.8 mile (walking distance)
- Central London : 32.6 miles



- Guildford Mainline Station: 1.4 miles (from 34 minutes to London Waterloo)
- Guildford, London Road : 2.6 miles (from 47 minutes to London Waterloo)



- A3 at Guildford : 2.2 miles
- M25 : 9.6 miles



- Heathrow : 22.7 miles
- Gatwick : 34.7 miles



- The Royal Grammar School, Guildford : 1.3 miles
- Guildford High School, Guildford : 1.4 miles
- Lanesborough Prep School, Guildford : 1.7 mile
- Tormead School, Guildford : 2.0 miles
- Holy Trinity Junior School, Guildford : 1.6 miles
- Pewley Down Infant School, Guildford : 1.1 miles
- Cranmore Prep School, West Horsley : 6.4 miles
- St. Catherine's School, Bramley : 3.0 miles
- Charterhouse School, Godalming : 4.6 miles
- Cranleigh School, Cranleigh : 8.4 miles



- Yvonne Arnaud : 1 mile
- G Live : 1.2 miles
- Electric Theatre : 1.5 miles



- Pit Farm Tennis Club : 1.9 miles
- Surrey Sports Park : 3.1 miles
- Spectrum Leisure Centre : 2.5 miles



- Guildford Golf Club, Merrow : 2.6 miles
- Bramley Golf Club, Bramley : 3.5 miles
- West Surrey Golf Club, Godalming : 7.4 miles
- Worplesdon Golf Course, Woking : 6.7 miles
- Clandon Regis Golf Club, West Clandon : 4.9 miles
- Cranleigh Golf and Country Club : 8.7 miles
- Sutton Green Golf Club, Sutton Green : 5.5 miles



- Goodwood Racecourse, Chichester : 31.4 miles
- Ascot Racecourse, Ascot : 25 miles

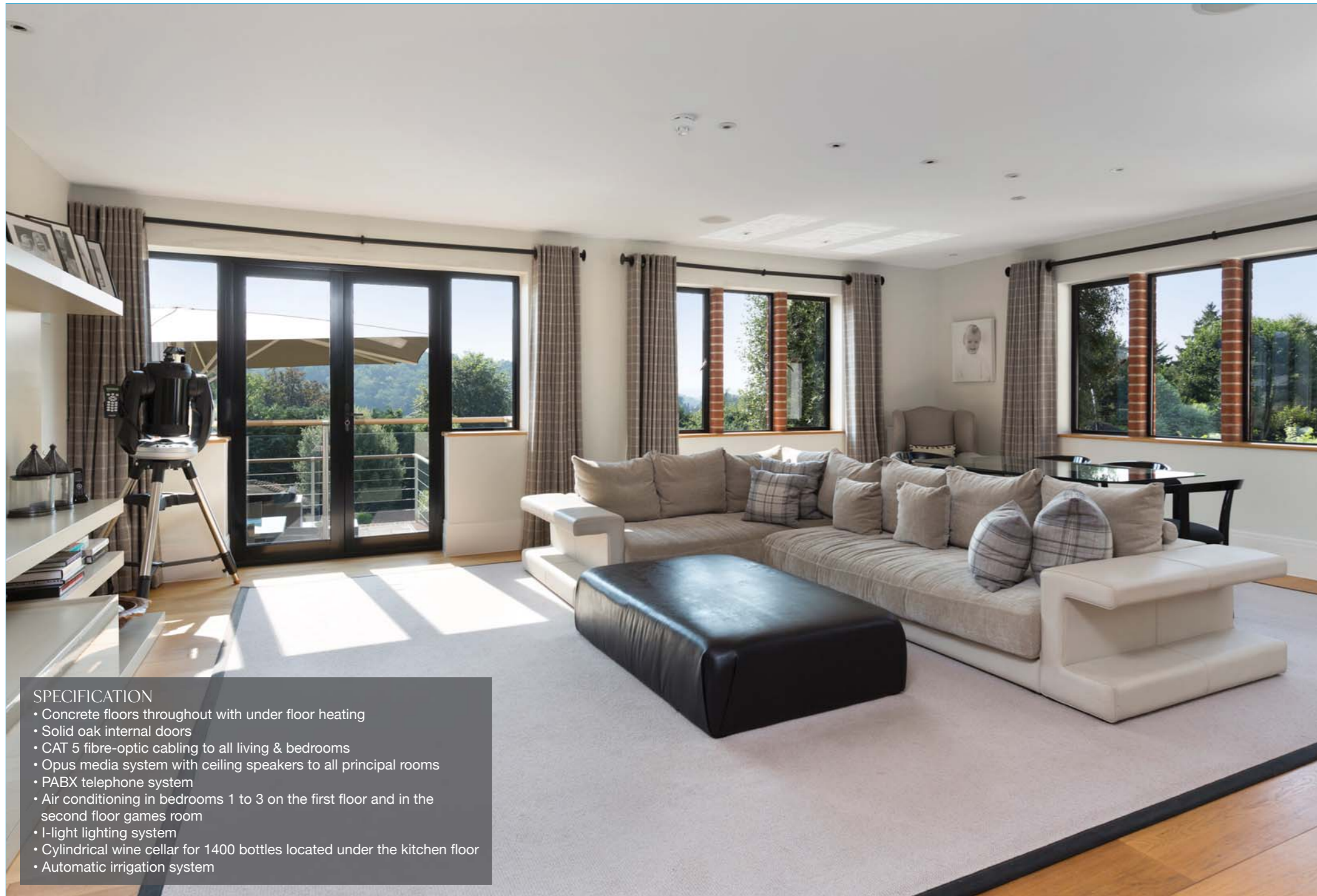


- Cowdray Park Polo Club, Midhurst : 23.1 miles
- Hurtwood Park Polo Club, Ewhurst : 11.2 miles



- Chichester Yacht Club, Chichester : 41.7 miles





**SPECIFICATION**

- Concrete floors throughout with under floor heating
- Solid oak internal doors
- CAT 5 fibre-optic cabling to all living & bedrooms
- Opus media system with ceiling speakers to all principal rooms
- PABX telephone system
- Air conditioning in bedrooms 1 to 3 on the first floor and in the second floor games room
- I-light lighting system
- Cylindrical wine cellar for 1400 bottles located under the kitchen floor
- Automatic irrigation system

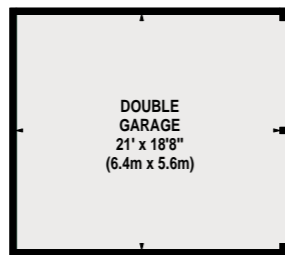
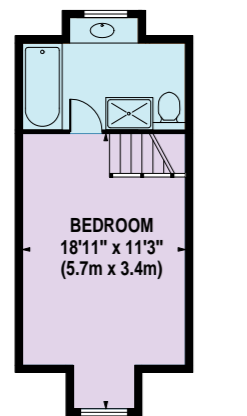
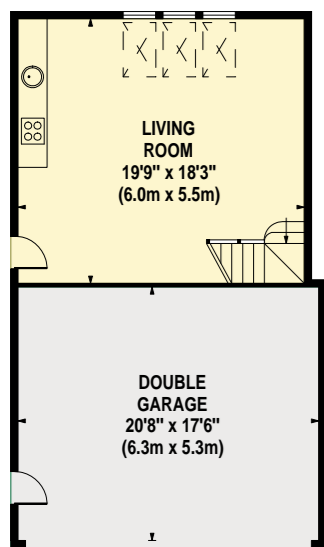
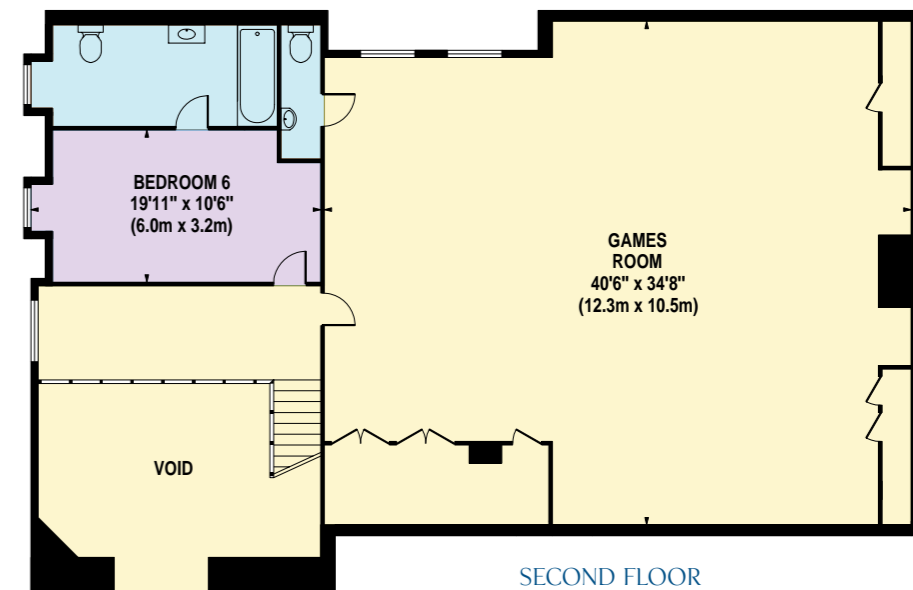
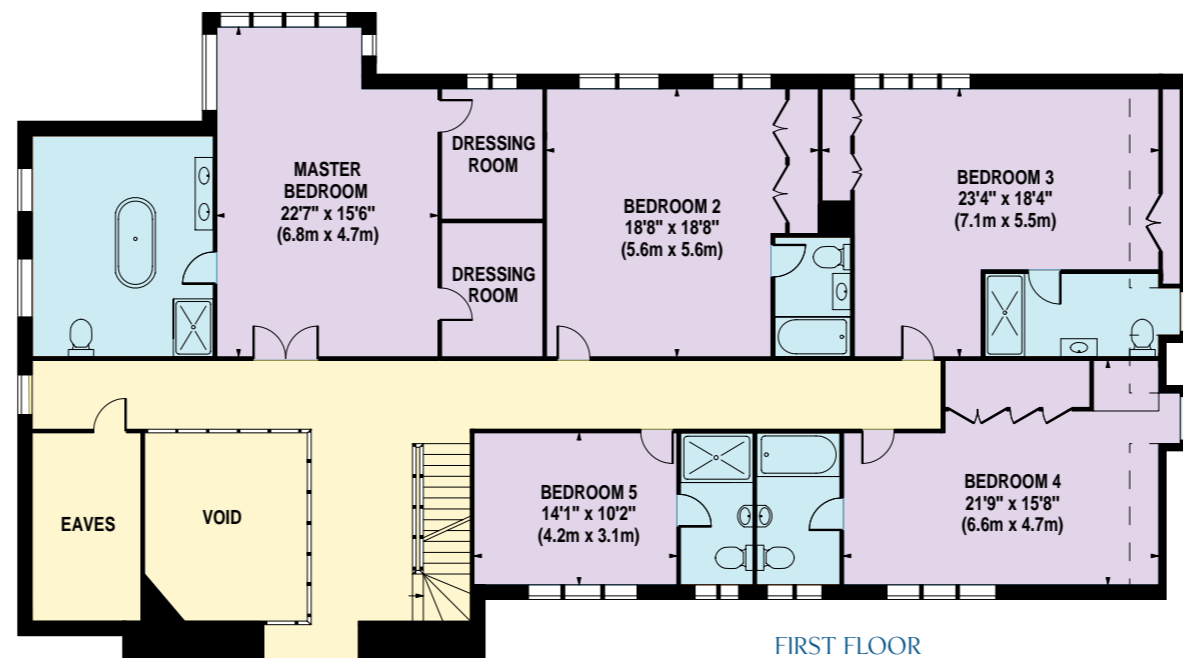
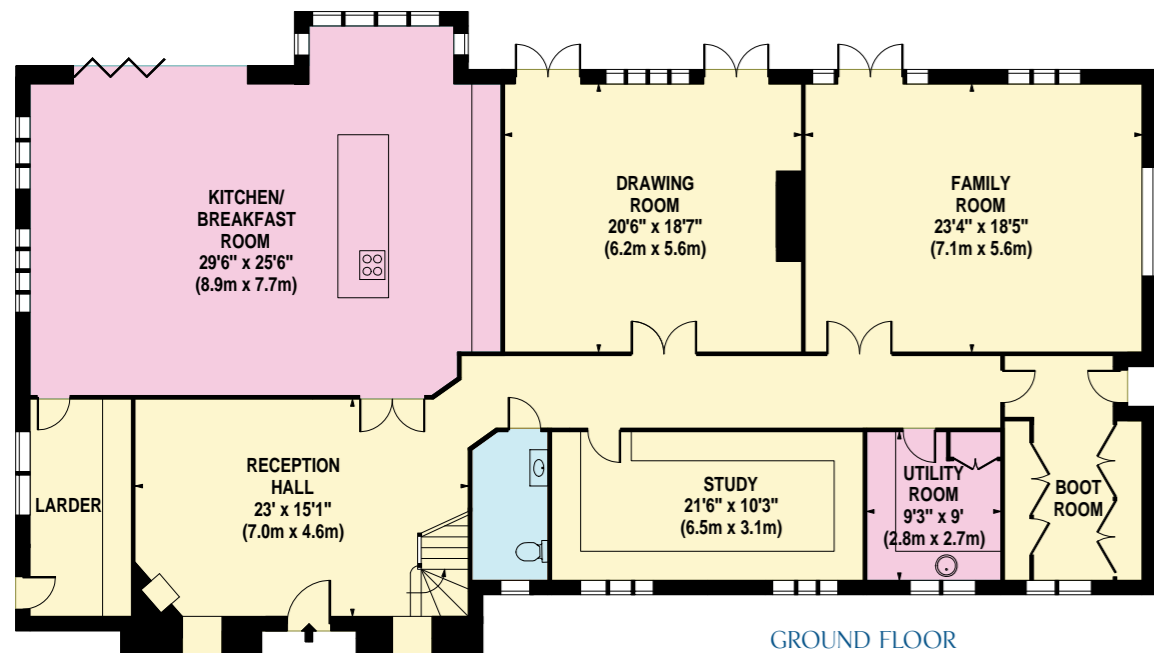


**THE PROPERTY**

Providing over 7200 square feet of well laid out living space and enclosed within attractive landscaped grounds, Warwicks Mead was initially created to blend timelessly within its rural surroundings. The property is designed in the Arts and Crafts style maximising light and space over all three floors. Lutyens inspiration can be seen in the distinctive triple-gabled roof but also in the owl box set into the main chimney. In recent years the property was rejuvenated by the current owners to feature a stunning Leicht kitchen with a 5m Corian island, wall to wall units and a substantial range of integrated appliances. From here multiple dual aspect windows with attractive brick casements show off the stunning panoramic views of the surrounding countryside. Six generous double bedroom suites span over the first and second floors. Particularly fine features include the impressive galleried entrance hall and the 40 ft. games/media/cinema room.



APPROX. GROSS INTERNAL FLOOR AREA 7234 SQ FT / 672 SQ M (MAIN HOUSE) (EXCLUDING VOIDS)  
 APPROX. GROSS INTERNAL FLOOR AREA 2922 SQ FT / 271 SQ M (OUTBUILDINGS)  
 TOTAL 10,246 SQ FT / 943 SQ M



**IMPORTANT NOTICE**

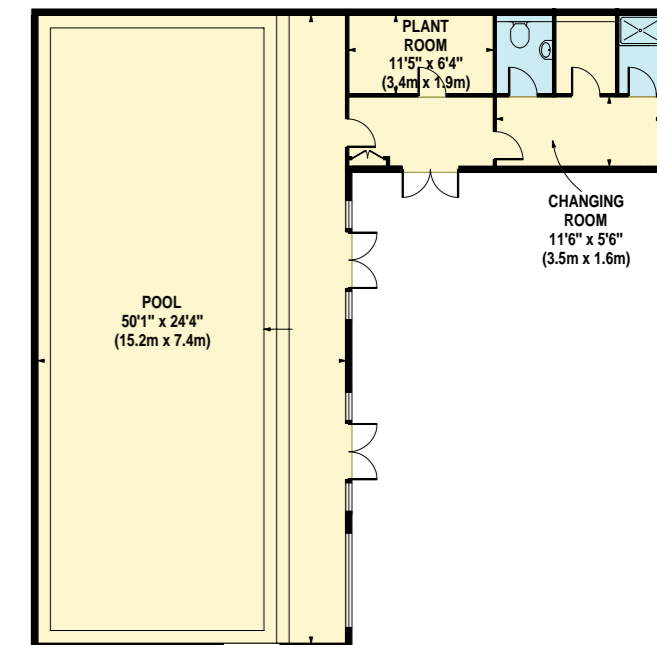
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- VAT: The VAT position relating to the property may change without notice.

PARTICULARS DATED APRIL 2018 PHOTOGRAPHS DATED APRIL 2018

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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	<b>A</b>		
(81 - 91)	<b>B</b>		
(69 - 80)	<b>C</b>		
(55 - 68)	<b>D</b>	<b>68</b>	<b>70</b>
(39 - 54)	<b>E</b>		
(21 - 35)	<b>F</b>		
(1 - 20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			







#### SERVICES

We are advised by our clients that the property has mains water, electricity and drainage. Gas fired central heating and two air source heat pumps. Sky satellite and broadband.

#### FIXTURES AND FITTINGS

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sales particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment and machinery.

#### LOCAL AUTHORITY

Guildford Borough Council - 01483 505050

#### COUNCIL TAX

Band H

#### TENURE

Freehold For Sale

#### VIEWINGS

Viewing is strictly by prior appointment through Knight Frank or house, the joint sole selling agents.

#### DIRECTIONS (GUI 3TP)

From the bottom of Guildford High Street by Debenhams department store, head up the High Street bearing 1st right into Quarry Street and then 1st left into Castle Street. Continue on up the hill and after passing the Castle grounds turn 1st right into South Hill. Continue up and along South Hill taking the right into Warwicks Bench which eventually merges into Warwicks Bench Road. On the sharp right hand bend peel left onto Warwicks Bench Lane where the Warwicks Mead is the third house on the right hand side.





house.

