

NORTHDOWNS HEIGHTS

FORT ROAD • GUILDFORD





NORTHDOWN'S HEIGHTS

23A FORT ROAD • GUILDFORD • SURREY • GU1 3TE

Very rarely available in such an established and sought after residential road, just a few metres from the open Downs and within walking distance of the High Street and main line station, with amazing southerly views across open fields to woodland of the Chantry Woods and over villages and towns to Hindhead and Haslemere on the horizon – a brand new four storey, 6,000 sq ft stunning home with gym, cinema room and six bedroom suites in a beautifully landscaped garden.

ACCOMMODATION

Reception Hall • Drawing Room
Stunning Open Plan Kitchen/Breakfast Room • Family Room
Dining and Seating Area • Boot Room • Cloakroom

Cinema/ Games Room with Bar Area • Gymnasium with Shower Room
Laundry Room • Lower Ground Floor Cloakroom • Plant Room

Six Bedroom Suites • Study/Bedroom Seven

Integral Garage • Beautifully Landscaped Front and Rear Gardens
Bin Store • Large Driveway • Electric Access Gates
Under Floor Heating Throughout
In all approximately 0.258 acres

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THE LOCATION

Northdowns Heights stands in a commanding, elevated position, almost at the end of sought after Fort Road, only 100 metres from the open Downs, providing stunning walks, and within walking distance of the High Street and main line station. There are glorious southerly views to rolling farmland leading onto Chantry Woods and over villages and towns of the Wey Valley to Hindhead and Haslemere on the distant horizon. This stunning location is so high, with such a clear view for so many miles, that the changing weather can be seen rolling in from many miles away to the south. The historic High Street is only at the bottom of the hill, with its many shops, restaurants and bars and the whole town is bustling with life and entertainment for all the family. There is a weekly market and monthly farmer's market, Yvonne Arnaud Theatre and GLive, and the Spectrum Leisure Centre on Stoke Park. The main line station is also within walking distance via the High Street and over the river and provides a regular commuter service to Waterloo in 34 minutes and under. Many of Guildford's most popular schools are only a short walk away, including Pewley Down Infant School, Holy Trinity Junior School and The Royal Grammar School in the High Street.

THE PROPERTY

Northdowns Heights is a brand new four storey family home of approximately 6,000 sq ft set within beautifully landscaped front and rear gardens. Carefully designed and built by local companies there are many fine technological features complimenting the light and airy accommodation, which is orientated to take the best advantage of the elevated setting and southerly views. There are concrete floors and under floor heating throughout with many hidden quality features including copper pipe work and a sophisticated heat recovery system which extracts the moisture and stale air from the house and replaces it with clean and fresh air without losing the heat in the house. The accommodation is arranged over four floors and provides everything that a modern family requires. The lower ground floor provides excellent recreation areas with a gym with en suite shower room and a large cinema room with adjoining bar area. There is also a cloakroom, laundry room and plant/services room. There is also a large double garage and bin store at this level and a fine staircase leads up to the formal reception hall with cloakroom, drawing room and stunning kitchen, fitted with contemporary German manufactured units, which leads into a dining area and sitting area at the front of the house, from which the stunning views can be enjoyed. There are large areas of bi fold doors to the rear garden and a separate family room and boot room off the kitchen. These areas form the heart of the house and provide a very large area for sociable informal and family gatherings. The first floor benefits further still from the stunning views to the south and comprises four bedroom suites, all with fitted wardrobes, with the principal suite incorporating a dressing room and feature bathroom. On the second floor there are two large bedroom suites and a store room/study.











SITUATION

(All distances and times are approximate)



- Open Downs : 100 Metres
- Guildford High Street : 0.75 mile
- Guildford Castle Grounds : 06 mile
- Central London : 32.4 miles



- Guildford Mainline Station : 1.0 miles
(from 34 minutes to London Waterloo)
- Guildford, London Road : 1.2 miles
(from 47 minutes to London Waterloo)



- A3 at Guildford : 1.9 miles
- M25 : 9.8 miles



- Heathrow : 22.8 miles
- Gatwick : 25.6 miles



- The Royal Grammar School, Guildford
- Guildford High School, Guildford
- Lanesborough Prep School, Guildford
- Tormead School, Guildford
- Holy Trinity Junior School, Guildford
- Pewley Down Infant School, Guildford
- Cranmore Prep School, West Horsley
- St. Catherine's School, Bramley
- Charterhouse School, Godalming
- Cranleigh School, Cranleigh



- Yvonne Arnaud
- G Live
- Electric Theatre



- Pit Farm Tennis Club
- Surrey Sports Park
- Spectrum Leisure Centre



- Guildford Golf Club, Merrow
- Bramley Golf Club, Bramley
- West Surrey Golf Club, Godalming
- Worplesdon Golf Course, Woking
- Clandon Regis Golf Club, West Clandon
- Cranleigh Golf and Country Club
- Sutton Green Golf Club, Sutton Green



- Goodwood Racecourse, Chichester
- Ascot Racecourse, Ascot



- Cowdray Park Polo Club, Midhurst
- Hurtwood Park Polo Club, Ewhurst



- Chichester Yacht Club, Chichester





SPECIFICATION

KITCHEN

- Bespoke Fitted Kitchen by Rational (www.rationalgb.com)
- Twin Miele Ovens
- Miele coffee Machine
- Miele dish Washer
- Franke Boiling Water Tap
- Miele Combination Microwave Oven
- Miele Wine Cooler
- Remote controlled extractor fan

SECURITY SYSTEMS OVERVIEW

- Intruder Alarm System – The property is fitted with a Texecom Premier Elite 48 Grade 2 insurance approved audible intruder alarm.
- The systems can be armed/disarmed from one of four keypads located at the Front Door, Boot Room Door, Master Bedroom and Garage.
- Gold maintenance cover is included for the first 12 months.
- CCTV System Each property has a hard wired, IP CCTV system which includes four 4-megapixel eyeball cameras.

AUDIO, VISUAL AND RAKO LIGHTING SYSTEM

- Rako Lighting Systems have been installed in both properties which enable lights to be switched on and off in any room that Rako has been installed.
- Scene setting can be adjusted by smart phones or tablets provided the property has internet connection.
- Rako Lighting system has been installed in the following rooms: Basement hallway, cinema, drawing room, dressing room, gym, hallway, kitchen/dining/sitting room, landing, second floor landing, master bedroom, master en suite and patio (wall lights).
- Additionally switches can be programmed to control any light in any room on the system.
- A suggested feature is to set one button to switch off all lights on the system making it convenient when leaving the property for example.



Northdowns House has been bespoke fitted by interior designers Smoke and Mirrors.
smokeandmirrorsstyling.com



- Speaker points have been positioned into the ceilings and cables run back to the plant room in readiness for speakers to be fitted should this optional extra be desired.
- In addition each speaker point has a cat 5e cable run to it to enable Wi-Fi boosting.
- This arrangement is fitted in the following rooms: All bedrooms on the first floor and one bedroom on the second floor, Cinema, dining room, drawing room, gym, kitchen, master bedroom, master en suite and rear patio.
- All BT points throughout the property have cat 5e cables run to them, this would be used for a hard wired internet connection these also run to the plant room.
- TV points have various cables for different viewing options; Freeview, Sky, DAB and FM are available at each point.
- Cat 6e cable at each point can be used for smart televisions.
- The two cat 6e cables to all TV points can be used for a TV matrix system should the customer opt to purchase one, this would mean that your Sky boxes will be in the plant room and the HD signal travels down the cat 6e cable to the TV points.

VENTILATION SYSTEM

- The whole house has ventilation system that provides a constant supply of clean air throughout the property.

ADDITIONAL INTERNAL FEATURES

- Two Climadiff Temperature Controlled Wine Fridges in Cinema Room
- Bar and Fitted Cabinetry in Cinema Room
- Luxurious Fitted Carpets with Cloud 9 Underlay
- Fitted Heritage Wardrobes with Life Time Guarantee
- Porcelanosa Sanitary Ware Throughout (www.porcelanosa.com)

EXTERNAL FEATURES

- Electric Up and Over Garage Door
- Electric Gates
- Two Remote Control Water Features



SERVICES

We are advised by our clients that the property has mains water, electricity and drainage. Underfloor heating throughout. 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

TENURE

For Sale Freehold

COUNCIL TAX

Tax Band H

VIEWINGS

Viewing is strictly by prior appointment through Knight Frank LLP and Hill Clements, the joint sole selling agents.

DIRECTIONS (GUI 3TE)

From the lower end of the High Street bear first right into Quarry Street and first left into Castle Hill. Carry on up the hill and turn first right into South Hill which continues into Warwicks Bench. Turn first left, opposite Abbot Road, into Fort Road and continue up the hill, around the right and left hand bends and almost to the end, where Northdowns Heights, No 23A will be found as the fifth house from the end on the left.

PARTICULARS DATED: JANUARY 2018.
PHOTOGRAPHS DATED: NOVEMBER 2017.



IMPORTANT NOTICE

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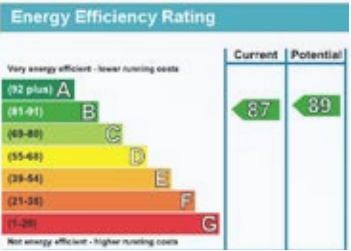
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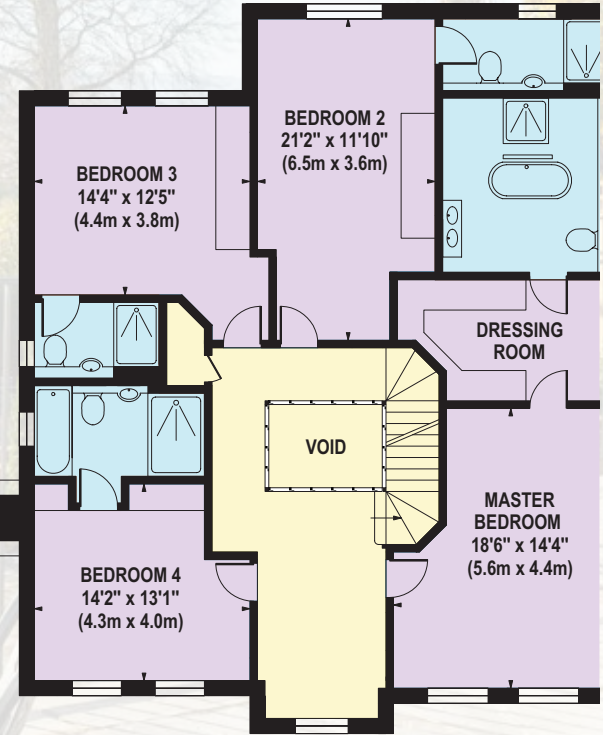
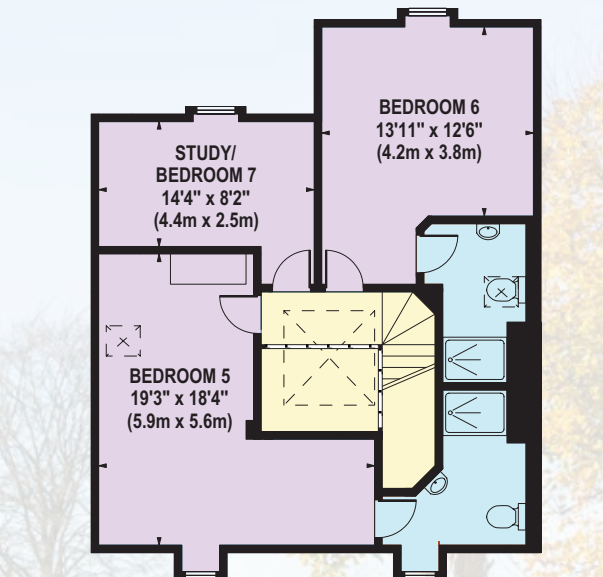
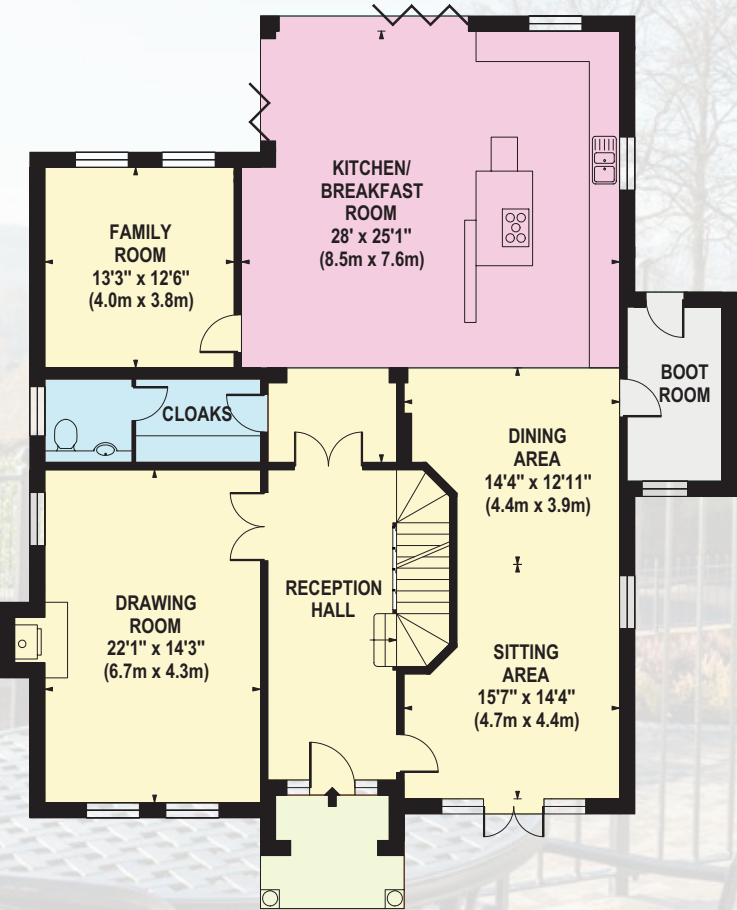
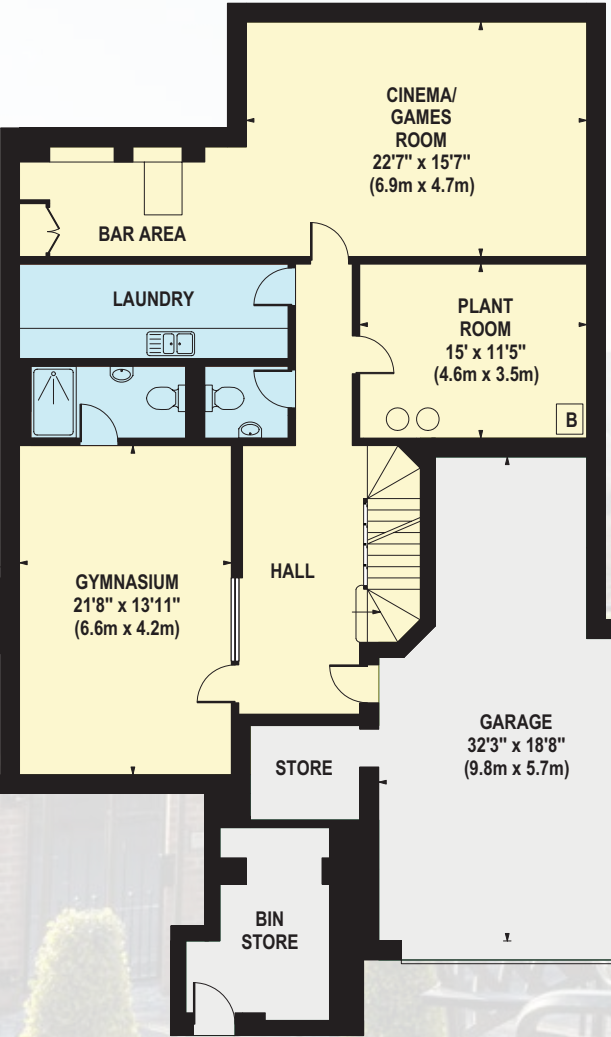


THE GARDENS

The gardens have been carefully and beautifully landscaped by Kevin Murphy, an award winning registered member of the Society of Garden Designers, and provide a stunning setting with electric gates leading to a parking forecourt with water feature and illuminated steps up to the front door. There is a south facing sun terrace, with astounding views, accessed from the sitting area of the kitchen and the rear garden comprises terraces, seating areas, second water display and carefully designed retaining walls and feature walls. The whole areas are also comprehensively planted with shrubs and trees.



APPROX. GROSS INTERNAL FLOOR AREA 6540 SQ FT / 608 SQ M





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