



DOWN RYSE  
Guildford



HILL CLEMENTS







# DOWN RYSE

Northdown Lane, Guildford,  
Surrey, GU1 3TS

Tucked away at the foot of Pewley Down and therefore close to miles of lovely walking countryside yet only 0.75 mile from the High Street – a beautifully built ten year old family house of 5,780 sq ft plus the garage, set within landscaped grounds of 0.56 acres

**6 BEDROOM SUITES: RECEPTION HALL:  
CLOAKROOM: DRAWING ROOM:  
DINING ROOM: STUDY: FAMILY ROOM:  
KITCHEN OPENING TO BREAKFAST  
ROOM: LOWER REAR HALL WITH  
CLOAKROOM/SHOWER ROOM:  
GAS UNDERFLOOR HEATING:  
DOUBLE GARAGE: LARGE GARDEN  
CHALET: LANDSCAPED 0.56 ACRE  
MATURE GARDENS**

High Street – 0.75 mile.  
Main line station (Waterloo 38 mins) – 1 mile.

**01483 300 300**

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## THE LOCATION

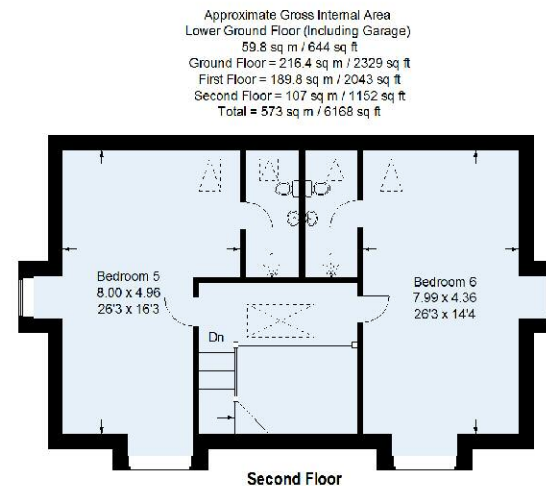
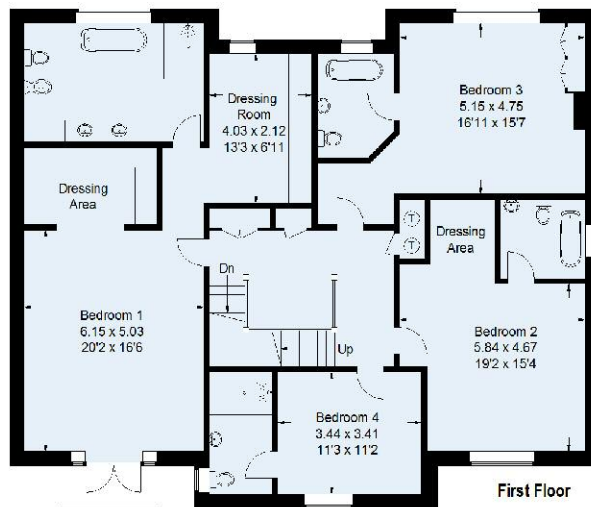
Northdown Lane is a short private lane, which leads directly onto Pewley Down, just off Warwicks Bench Road, which is a highly regarded residential area just to the south of the High Street. The wide open spaces of the Downs and Chantry Woods are both very close by, providing some truly lovely and varied walks, yet the High Street with all its excellent shops, restaurants and bars is only 0.75 of a mile. The main line station is a mile, with its frequent commuter service to Waterloo in 38 minutes. There is also an excellent selection of schools for all age groups within easy reach, including Pewley Down Infant School, Holy Trinity Junior School, Lanesborough Prep School, the Royal Grammar School, Guildford High School and Tormead. Further south and easily accessed by car are St Catherines in Bramley, Charterhouse, Priorsfield and Cranleigh Schools.

## THE PROPERTY

Down Ryse was built in 2007 by local developers Beckbridge Ltd, to a very high standard and specification. The accommodation was skilfully designed to provide fine entertaining areas, both formal and informal, with high ceilings and well proportioned rooms. Approached from a large central reception hall with galleried landings above with a lantern light at the top there are three formal reception rooms plus a family room and breakfast room both leading off the excellent kitchen. There is also a lower ground floor rear hall with cloakroom/shower room and access to the integral double garage. On the first floor there are four bedroom suites, with a further two large suites on the second floor, one of which is fitted out as a gym.

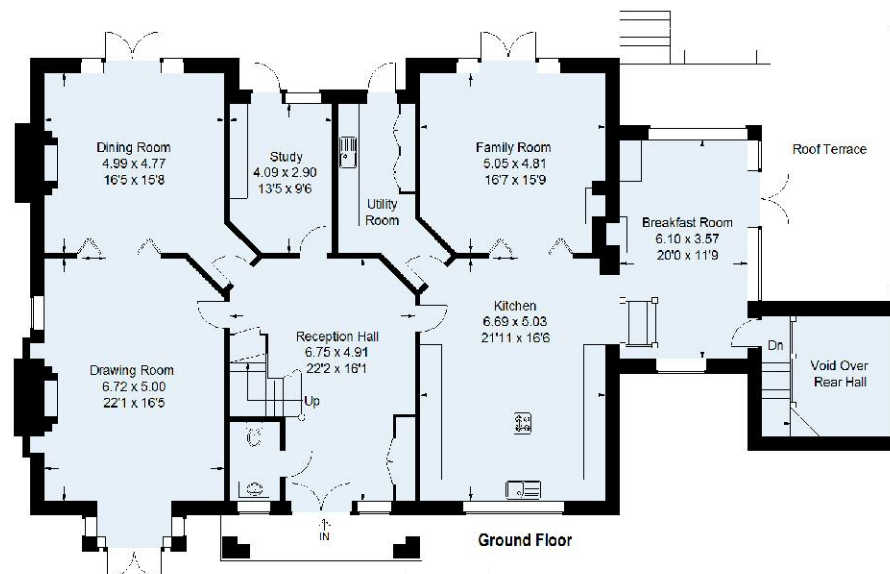
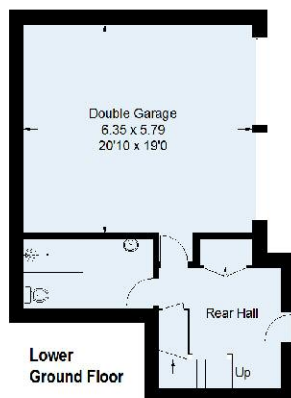






Approximate Gross Internal Area  
 Lower Ground Floor (including Garage)  
 59.8 sq m / 644 sq ft  
 Ground Floor = 216.4 sq m / 2329 sq ft  
 First Floor = 189.8 sq m / 2043 sq ft  
 Second Floor = 107 sq m / 1162 sq ft  
 Total = 573 sq m / 6168 sq ft

This plan is for representation purposes only. Reproduced from plans supplied by the Agent. No claim to scale unless stated. Please check all dimensions before making any decisions related to them. No guarantee is given on accurate footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		80	80
EU Directive 2002/91/EC			



## OUTSIDE

Down Ryse is approached via electric double gates and a sweeping brick paved driveway leads around to the garaging and parking areas. A flight of stone steps leads to the front door where there is also a sunny south facing terrace in front of the drawing room. To the side a roof terrace provides a fine entertaining area with steps to the garden where there is a stone terrace with level lawn and central fishpond with fountains. There are well stocked herbaceous borders, lawns and a further lower lawn area. The carefully landscaped and well stocked garden provides a lovely mature and secluded setting and extends to approximately 0.56 of an acre.

## DIRECTIONS

From the lower end of the High Street, turn first right into Quarry Street, first left into Castle Street and first right into South Hill. Carry on up the hill and into Warwicks Bench, continuing around the sharp left hand bend into Warwicks Bench Road. Carry on until reaching the sharp right hand bend with Echo Pit Road and turn left on the bend into Northdown Lane. Turn immediately left again and Down Ryse is the first house on the right.

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