



BARBARY HEIGHTS
Guildown Road, Guildford



HILL CLEMENTS

BARBARY HEIGHTS

Guildown Road, Guildford, Surrey, GU2 4EY

In an exclusive private road which adjoins the Downs, with lovely southerly views, only a mile from the station and the High Street – a recently completed remodelled family home with a stunning kitchen, six bedrooms and five bathrooms and an oak framed triple garage with home office/studio above

- 6 BEDROOMS
- 5 BATHROOMS (4 SUITES)
- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- FAMILY ROOM
- STUDY
- LARGE KITCHEN/FAMILY ROOM
- UTILITY ROOM
- GAS HEATING
- TRIPLE GARAGE WITH HOME OFFICE
- SUN TERRACE WITH LOVELY VIEWS
- MATURE 0.37 ACRE GARDEN

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

The Location

Guildown Road is a highly regarded private no through residential road of individual houses only one mile from the station. This part of the road runs onto rolling farmland at the end and there are lovely country walks nearby. The elevated location also provides lovely views to the Chantry Woods and provides easy access to the town, being within a mile of the historic High Street with its excellent range of shops, restaurants and bars. For commuters there is a footpath at the top of Guildown Road leading through to The Mount which provides a short cut to the station. All the facilities of the town are therefore within walking distance, including many of Guildford's most popular schools and this peaceful yet convenient location is a perfect balance of town and country living.

The Property

Barbary Heights is a recently completed extensively refurbished and remodelled family home which was originally built in the mid 1960's. It is now completely unrecognisable from the original and could almost be considered as a new home. The accommodation is extremely spacious and is now arranged over three floors with four bedrooms and three bathrooms on the first floor, including a particularly fine principal suite with lovely views. There are a further two bedrooms, each with en suites on the second floor along with a large landing/study. The real feature of the accommodation is the very large kitchen/family/dining room which forms the heart of the house and has bi-fold doors to the garden and bi-fold windows to the front terrace with lovely views to the Chantry Woods. The kitchen units are solid wood with Silestone work surfaces and there is a boiling water tap, integrated wine fridge and a comprehensive range of built in appliances. There is under floor heating and limestone flooring. Also on the ground floor there are three further reception rooms, a cloakroom and a utility room. Outside there is an oak framed triple garage with a home office/studio above. The garden provides a lovely secluded setting with sun terrace at the front and further raised terrace at the rear and in all extends to approximately 0.37 acres.

Directions

From Guildford's one way system take the A3100 Portsmouth signed to Godalming, for about 0.4 mile and turn right after a pedestrian crossing into Guildown Road. Carry on up the road and continue straight on at the sharp right bend into a continuation of Guildown Road where Barbary Heights will be found after a short distance on the right hand side.



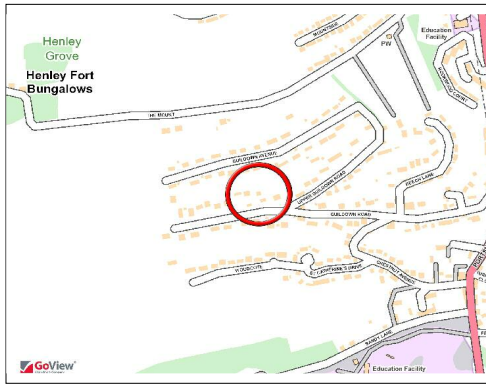
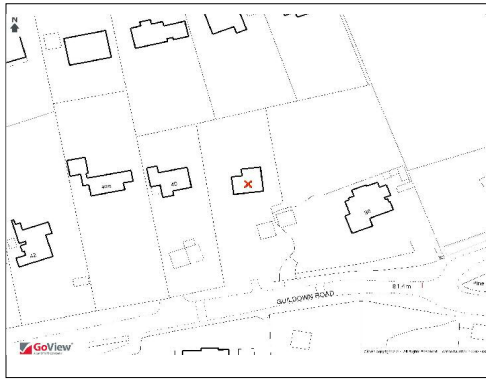
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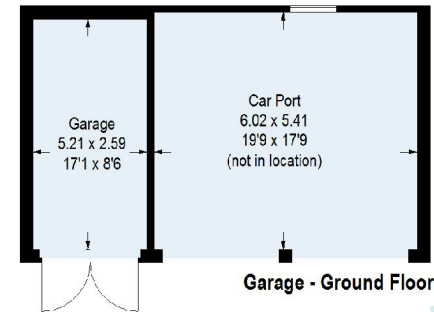
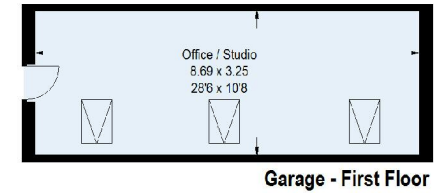
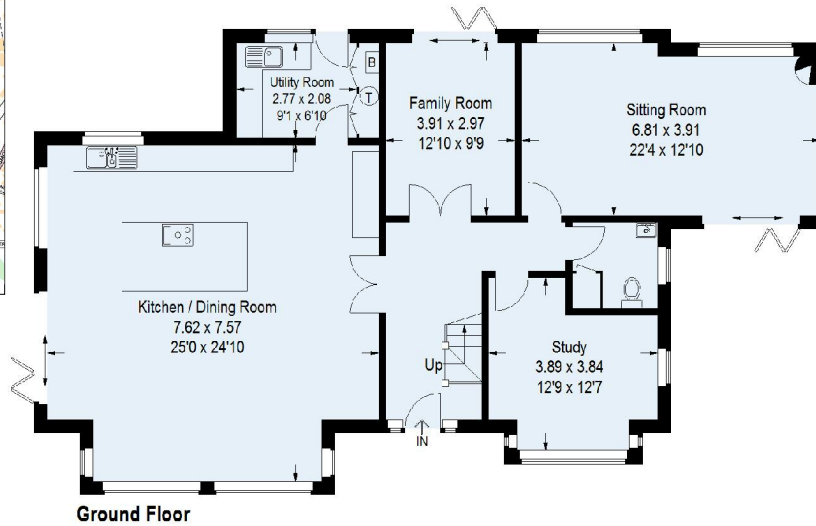
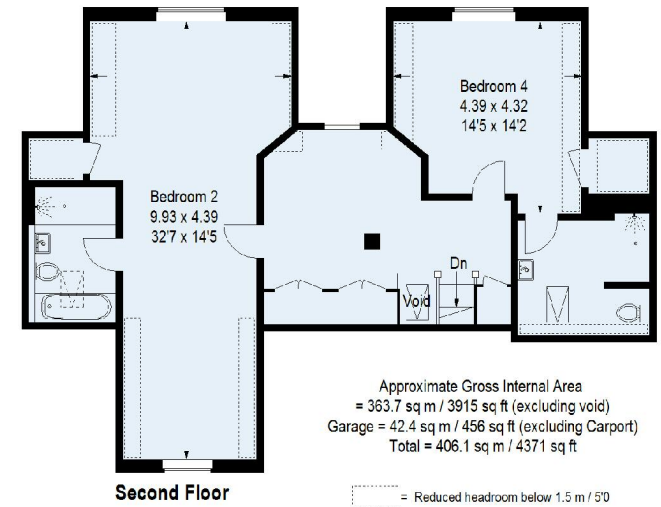
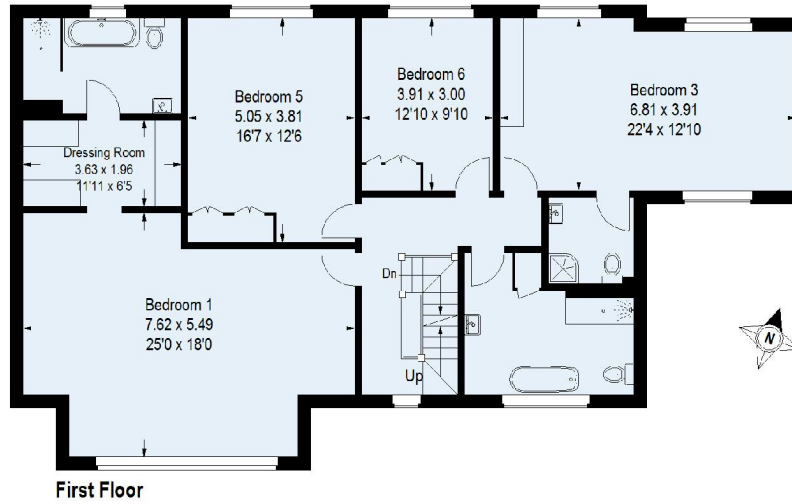
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	75	79
	EU Directive 2002/91/EC	



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

