

6 HARVEY ROAD





6 HARVEY ROAD

GUILDFORD • GUI 3SG

A brand new family home in a superb road in Guildford Town Centre with stunning views and accommodation approaching 4000 sq. ft.

ACCOMMODATION

Entrance Hall

Stunning Open Plan Kitchen/Breakfast/Dining Room

Spacious Drawing Room

Dining Room • Family Room

Utility Room • Cloakroom

Master Bedroom with En Suite and Dressing Room

Guest Bedroom with En Suite

Four further Double Bedrooms

Two Bathrooms

Outstanding Views

Detached Double Garage • Summer House

Off Street Parking

In all approximately 0.259 Acres

700 yards from the Pewley Downs



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THE LOCATION

6 Harvey Road is located in one of the most sought after roads in Guildford, with the High Street being just 500 yards away. Prominently positioned on the hill providing far reaching views over Guildford town yet just 700 yards from the stunning Pewley Downs which offers miles of walking, riding and cycling. 6 Harvey Road truly provides that perfect combination; all the benefit of town living yet with a truly country feel.

Guildford main line station is just over half a mile away, with services into London Waterloo taking approximately 34 minutes. The A3 at Guildford provides access to the M25 and national motorway networks, as well as Heathrow and Gatwick airports. There is an excellent choice of schools in Guildford itself, including The Royal Grammar School, Guildford High School, Lanesborough and Tormead, with other schools slightly further afield, including St Catherine's at Bramley, both Charterhouse and Prior's Field in Godalming, Cranmore at West Horsley and Cranleigh School in Cranleigh.

PROPERTY

6 Harvey Road has been meticulously planned and professionally constructed to the highest of standards to create a spacious, six bedroom family home in the heart of Guildford Town Centre.

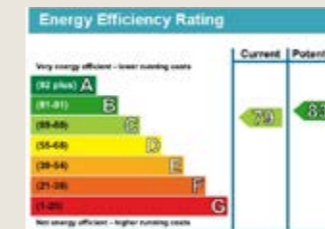
This imposing individual new home lies approximately 500 yards from Guildford High Street. Stone steps lead past the garage to the front door and terrace which takes full advantage of the spectacular views. The ground floor comprises a superb 25ft kitchen/breakfast/dining room with glazed bi-fold doors leading out to another attractive terrace, three further large reception rooms, a utility room and cloakroom.

On the first floor there are four double bedrooms, two of which have their own en suite and a separate dressing room to the master bedroom. The other two double bedrooms on this level share a bathroom. The second floor again has two large bedrooms and also share a shower room with this space easily lending itself as a top floor annexe for an au pair should the need be required.

A truly exceptional feature of the house is the spectacular views spanning from the rolling green hills of the downs, across Guildford town with its cathedral and as far as London and Canary Wharf.

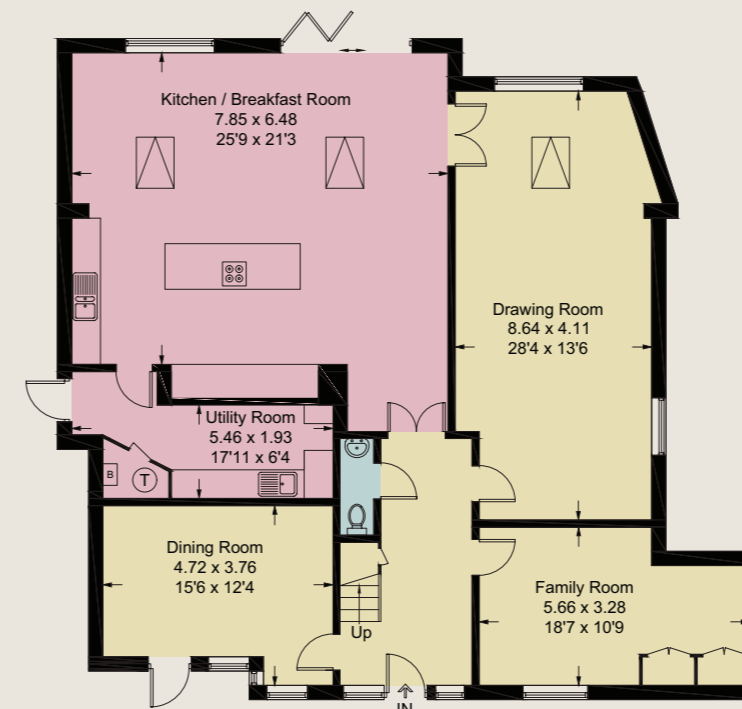
GARDENS AND GROUNDS

The gardens are a particularly fine feature of this fabulous home. From the stone terrace off the kitchen, steps lead up to a large area of lawn. To the rear of the garden there is a raised, two tiered terrace, which provides a fabulous entertaining area which takes in the views over the house.

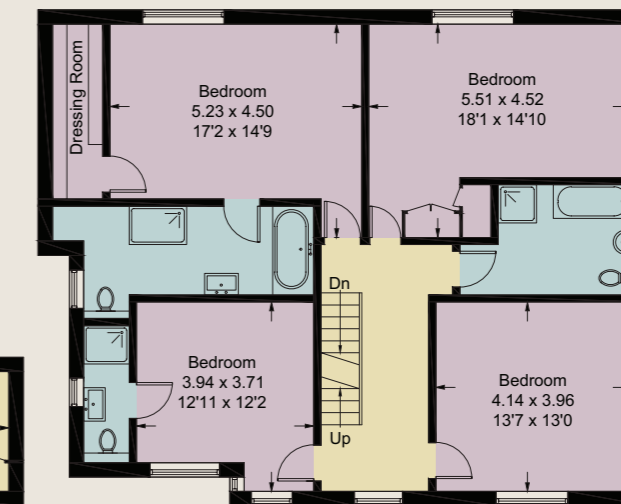


APPROXIMATE GROSS INTERNAL AREA = 328.8 SQ M / 3539 SQ FT
 GARAGE = 22.8 SQ M / 245 SQ FT
 SUMMER HOUSE = 7 SQ M / 75 SQ FT
 TOTAL = 358.6 SQ M / 3859 SQ FT

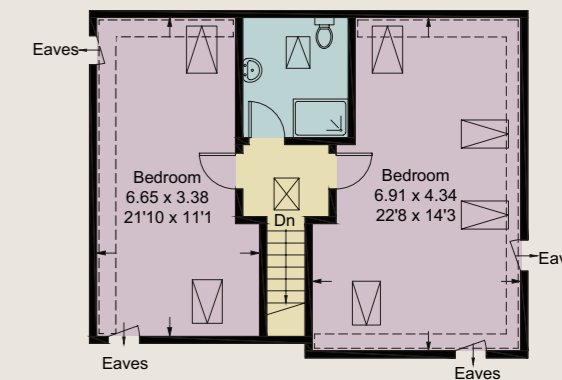
- REDUCED HEADROOM BELOW 1.5M / 5'0"



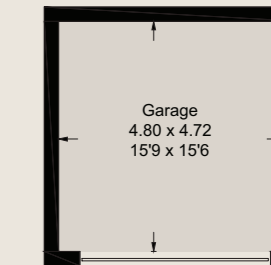
GROUND FLOOR



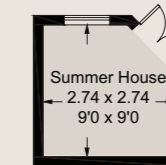
FIRST FLOOR



SECOND FLOOR



(Not Shown In Actual Location / Orientation)



SITUATION

(All distances and times are approximate)



- Guildford High Street : 528 yards
- Central London : 31.4 miles



- Guildford Mainline Station: 0.7 miles (from 34 minutes to London Waterloo)



- A3 : 1.5 miles
- M25 : 8.8 miles



- Heathrow : 21.0 miles
- Gatwick : 24.5 miles



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



- Yvonne Arnaud
- G Live
- Electric Theatre
- Odeon Cinema



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



- Goodwood Racecourse, Chichester
- Ascot Racecourse, Ascot



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



- 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 Gree

SERVICES

We are advised by our clients that the property has mains water, electricity and drainage. Gas fired central heating.

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

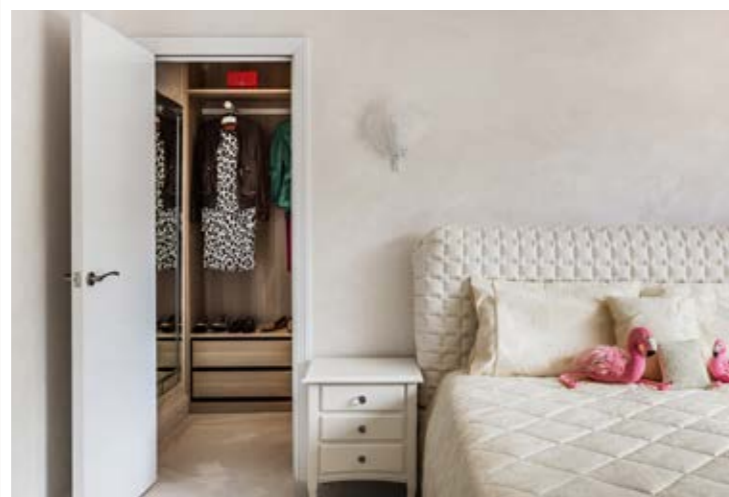
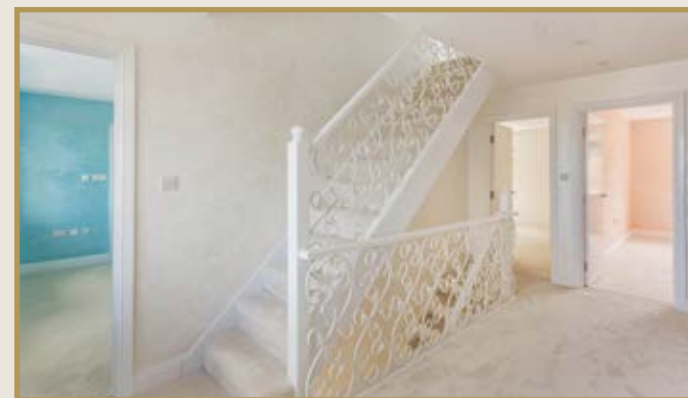
For Sale Freehold

VIEWING

Viewing is strictly by prior appointment through either Knight Frank LLP or Grantley, the joint sole agents.

DIRECTIONS (GUI 3SG)

From the Guildford central gyratory system, follow the A281 turning immediately left into the High Street. Following this round to the right, turning left onto Castle Street. Continue up the hill towards Tunsgate taking the right just after onto South Hill. Immediately then turn left onto Pewley Hill where you continue up the rill about 170 yards taking the first left onto Harvey Road. No.6 is then located a short way on your right hand side.



IMPORTANT NOTICE

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