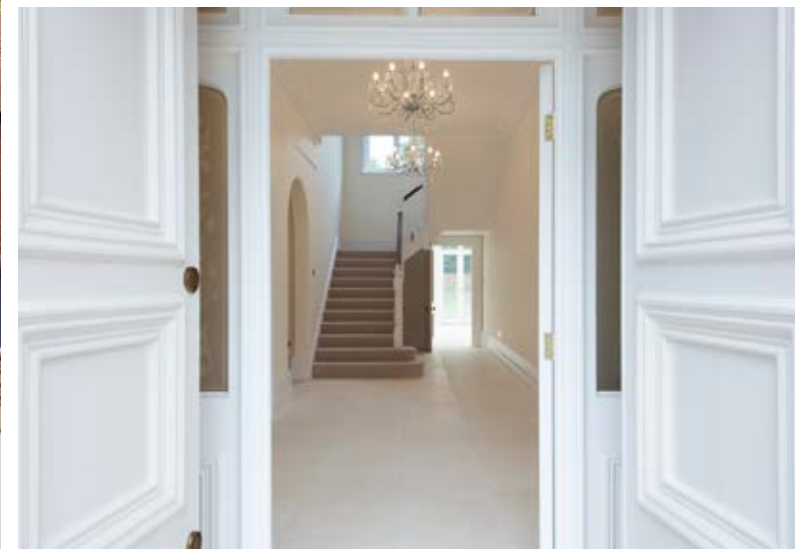


# ALBURY ROAD

Guildford Town Centre • Surrey







# 4 ALBURY ROAD

GUILDFORD • SURREY • GU1 2BT

*Magnificent former hotel converted to the highest of standards into one of Guildford's finest private homes.*

## ACCOMMODATION SCHEDULE

Reception Hall • Cloakroom  
Stunning Kitchen/Breakfast Room • Orangery  
Dining Room • Drawing Room • Family Room  
Study • Home Cinema • Gym with Shower room  
Utility Room • Two Room Cellar

---

Five Bedroom Suites • Dressing Room • Bedroom Six

---

Plant Room  
Integral Double Garage  
In and Out Gated Entrance with Significant Parking for Several Cars  
Level Grounds in all approximately 0.54 acres  
8120 Sq. Ft.

01483 565171  
2-3 Eastgate Court, High Street,  
Guildford, Surrey GU1 3DE  
james.ackerley@knightfrank.com

 **Knight  
Frank**  
www.KnightFrank.com

0207 861 1505  
55 Baker Street,  
London W1U 8AN  
julia.robtham@knightfrank.com

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.





## SITUATION

There can be few substantial houses within such close proximity to Guildford's High Street which is arguable one of the most beautiful town centres in the South East. 4 Albury Road is indeed one of these rare houses and occupies just that, a prime position Albury Road, which is arguably one of Guildford's premier roads in the town centre. The county town of Guildford offers an extensive range of department stores, boutique shops and restaurants, together with cultural and leisure amenities, including the Spectrum Leisure centre at Stoke Park and the Yvonne Arnaud and Electric Blue theatres. Guildford main line station offers a fast commuter service to London Waterloo in approximately 34 minutes. The A3 is quickly reached connecting with the M25 at Wisley (junction 10), which in turn gives fast access to central London, Heathrow and Gatwick airports. There is an excellent choice of schools in the immediate area including The Royal Grammer School and Lanesborough for boys, Tormead and The High School for girls. In addition, Albury Road is on the edge of the Surrey Hills Area of Outstanding Natural Beauty, with access to miles of open countryside for walking, horse riding or cycling direct, with Pewley Down, Chantry Woods and Newlands Corner on the doorstep.

## THE PROPERTY

Understood to date originally from 1890, 4 Albury Road is an impressive family house set well back from the road. Typically Victorian in style, with its red brick elevations under a plain tiled roof, the design is lifted by the use of a decorative moulded brick course around the front door and windows and ornamental ridge tiles. The property has been the subject of a sympathetic restoration, including the installation of double glazed sash windows in hardwood frames and faithful copying of the brickwork detail. A two storey extension has been added while the interior has been extensively upgraded to provide a superbly modern family home for 21st century living, while the use of light décor throughout creates an immediate sense of light and space. This effect is enhanced by the use of light coloured limestone surfaces in many areas.

The property retains many key elements of Victorian design, including the elegant staircase, spacious principal rooms, sash windows and high ceilings, with faithfully restored decorative cornices to most rooms.

Key elements of the accommodation include a generous reception hall flooded with light from the original stained glass window on the staircase. Principal reception rooms are newly carpeted. Apart from the gym and integral garage the ground floor benefits from under floor heating. The ground and first floor have zone-controlled heating. The west-facing drawing room enjoys an open fireplace in solid marble whilst original fireplaces in other rooms have been restored and upgraded, with the addition of new carved limestone surrounds. The heart of the home, however, is the arrangement of the kitchen, breakfast room and orangery. The state of the art kitchen, by Chamber Furniture, includes a range of bespoke oak units, with integrated appliances and a Mercury range cooker, under light quartz surfaces. This is in open plan arrangement with a breakfast room on one side whilst, at the opposite end, full width bi-fold doors open into the orangery, with its feature lantern style skylight that incorporates heat and rain sensors for automatic ventilation and closing. Three pairs of French doors open to the garden terrace. Off the kitchen is a utility/boot room and beyond this is another room that has been arranged as a gymnasium, with maple floor, wall mirrors and adjacent shower room.

First floor accommodation is equally impressive, the main feature of which is the particularly generous master suite, with its separate dressing room and luxuriously appointed bathroom. There are five further bedrooms, three having full en suite arrangements and one being semi en suite with the family bathroom. The bedrooms have bespoke fitted wardrobes, apart from Bedroom five, which has a fitted cupboard.

Additional features of note include remote control of gates with intercom; new alarm and fire detection system; Sonos integrated wireless audio system (18 speakers); 65" TV screen in Cinema room; 50" TV in master suite.










SITUATION

(All distances and times are approximate)


- 
  - Guildford High Street : 0.5 miles
  - Central London : 30.8 miles

- 
  - Guildford Mainline Station: 0.5 miles (from 34 minutes to London Waterloo)
  - Guildford, London Road : 0.6 miles (from 47 minutes to London Waterloo)

- 
  - A3 at Guildford : 1.5 miles
  - M25 (Junction 10) : 8 miles


- 
  - Heathrow : 21miles
  - Gatwick : 25 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



SERVICES

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

Freehold for sale

VIEWINGS

Viewing is strictly by prior appointment through Knight Frank, the sole selling agent.

DIRECTIONS (GUI 2BT)

From Guildford town centre, follow the A246, Epsom Road, towards Merrow, for 0.5 miles then turn right into Albury Road. The gated entrances to 4 Albury Road will be found in about 100 yards on the right.

IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agents has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any

- necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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

PARTICULARS DATED: OCTOBER 2016.  
PHOTOGRAPHS DATED: OCTOBER 2016

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.







APPROX. GROSS INTERNAL FLOOR AREA 8120 SQ FT / 754 SQ M  
(INCLUDING GARAGE)

