

BROADGATE HOUSE

Warren Road • Guildford • Surrey





BROADGATE HOUSE

56 WARREN ROAD
GUILDFORD • SURREY • GU1 2HH

*Best of both worlds – stunning family house with outstanding views and amazing gardens
yet less than one mile to Guildford's Upper High Street.*

ACCOMMODATION SCHEDULE

Six Bedrooms • Four Bathrooms (Two En Suites)
Five Reception Rooms
Stunning 34'6 x 30'9 Kitchen/Breakfast/Family Room

Utility Room • Boot Room • Pantry
Two Cloakrooms
Potential Annexe with Separate Entrance

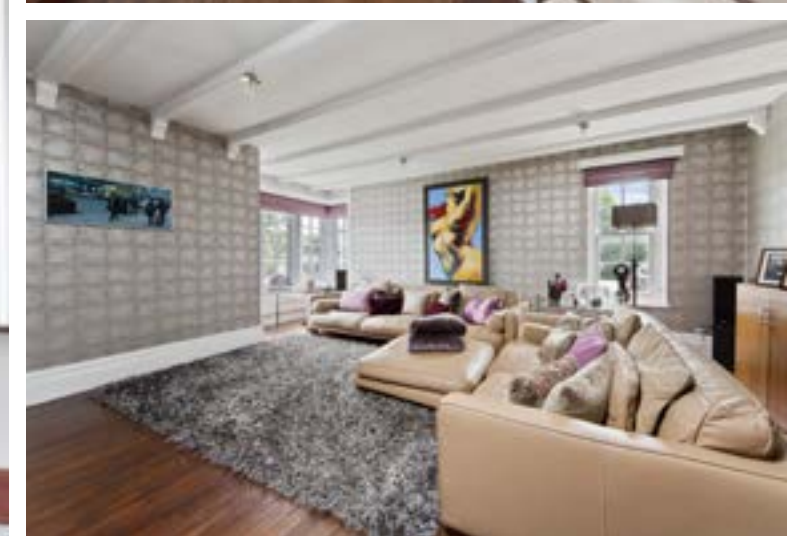
Infinity Swimming Pool
Pool House with Outside Shower
Tennis Court

Stunning Views
Immaculate Level Gardens and Grounds
Gated Entrance with significant parking for several Cars
Several Timber Storage Sheds

In all approximately 0.944 acres



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THE PROPERTY

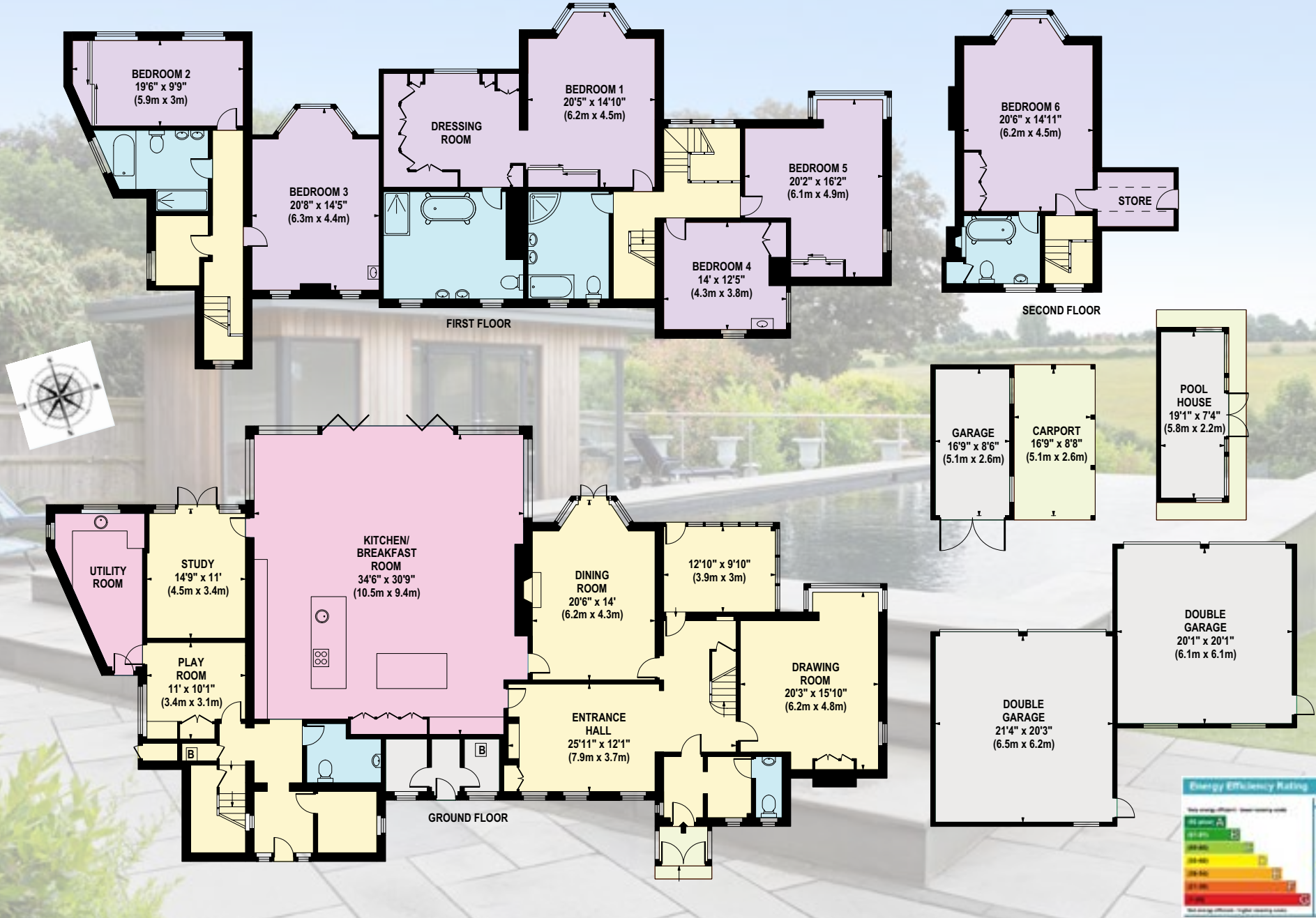
Broadgate House sits on high ground close to Guildford town centre and dates back, we understand, to the 1920's. This attractive property has been remodelled by the current owner to provide a modern and contemporary interior yet still retaining a number of period features, including sash windows, panelled ceilings, mahogany doors, bay windows and open fireplaces.

From the front of the house, a striking front door opens into a 25' reception hall, from which the stunning 34'6 kitchen/breakfast room with bespoke kitchen, breakfast bar, family area and bi-fold doors that open out to the stunning raised terrace taking full advantage of the magnificent views and garden. The attractive panelled dining room exudes period charm with a fine feature fireplace and French doors that again lead out to the rear terrace. Three further rooms provide ample living space for the large family.

The property has been cleverly designed to provide four double bedrooms in the principal portion of the house. The master suite provide a stunning platform to wake up immediately facing the bay window and the views beyond, plus a large walk closet with wall to wall wardrobes and a contemporary large bathroom.

On the other side of the property there are two further bedrooms and bathroom which is also accessible via a separate access if required and would appeal to a nanny, au pair or to provide a separate income. Five of the six bedrooms enjoy delightful views over the gardens and countryside beyond.

APPROX. GROSS INTERNAL FLOOR AREA 5728 SQ FT / 532 SQ M (MAIN HOUSE)
APPROX. GROSS INTERNAL FLOOR AREA 1110 SQ FT / 103 SQ M (OUTBUILDINGS)





GARDENS AND GROUNDS

The property is approached from Warren Road into the gated gravelled driveway which provides ample parking for a number of cars. A large stone terrace surrounds the property providing several seating areas to enjoy the south facing garden. The infinity swimming pool is a particularly fine feature with adjacent pool house and external shower. Steps lead to two level areas of lawn with attractive box hedging and lavender for borders. At the end of the garden is a newly built tennis court in a striking green with purple surround.

LOCATION

Broadgate House is located in one of the most sought after roads in Guildford, with the upper High Street just under one mile away. Guildford offers extensive shopping and leisure facilities, together with a good number of excellent restaurants. Guildford main line station is 1.7 miles away, with services into London Waterloo taking approximately 34 minutes. Guildford London Road station is just 1 mile away with services into London Waterloo taking approximately 47 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, Cranmore at West Horsley and St. Teresa's in Effingham.





SERVICES

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

VIEWING

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

DIRECTIONS (GUI 2HH)

From the top of Guildford High Street, turn right onto the Epsom Road signed to Leatherhead and Dorking (A25). After approximately 0.2 miles, turn right into Sydney Road and continue onto Austen Road. At the T junction, turn left onto Warren Road. After approximately 0.5 miles, Broadgate House (No. 56) will be found on the right hand side.

IMPORTANT NOTICE

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PARTICULARS DATED: JULY 2016. PHOTOGRAPHS DATED: JULY 2016.

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