

CHANTRY QUARRY

Guildford · Surrey





2 CHANTRY QUARRY CHANTY VIEW ROAD GUILDFORD · SURREY · GU1 3AF

Unmistakably unique living.

ACCOMMODATION SCHEDULE

Stunning 31'5 x 28'3 • Kitchen/Family Room
Three South Facing Roof Terraces (1 of 3)
Media/Games Room
Utility Room • Two Cloakrooms

Master Suite (formally Two Bedrooms)
Dressing Room • En Suite Bathroom
Private Roof Terrace (2 of 3)

Two further Double Bedrooms with Roof Terrace (3 of 3)
Bathroom

51'3 Six Car Garage
Multiple Storage Rooms/Cupboards
Private Garden
Lift
Gated Entrance



01483 565171

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





THE PROPERTY

Externally this striking home blends to perfection with the unique surroundings of Chantry Quarry. Mellow ochre brick is balanced with the natural tones of timber panelling, whilst rendered surfaces match the colour of the surrounding quarry chalk.

2 Chantry Quarry literally lives and breathes; small trees and shrubs are built-in on a number of levels, planting cascades down trellised elevations and the rooftop is 'green' to provide a canvas of ever changing seasonal colour. Full height windows welcome light to flood into every corner of the interior and bi-folding doors allow inside and out to flow seamlessly. Living space recedes on each floor which reflects the quarry's ascending contours and gives way to balconies, terraces and roof gardens. This outside space, bounded by glass, takes full advantage of the views afforded to this stunning natural location.

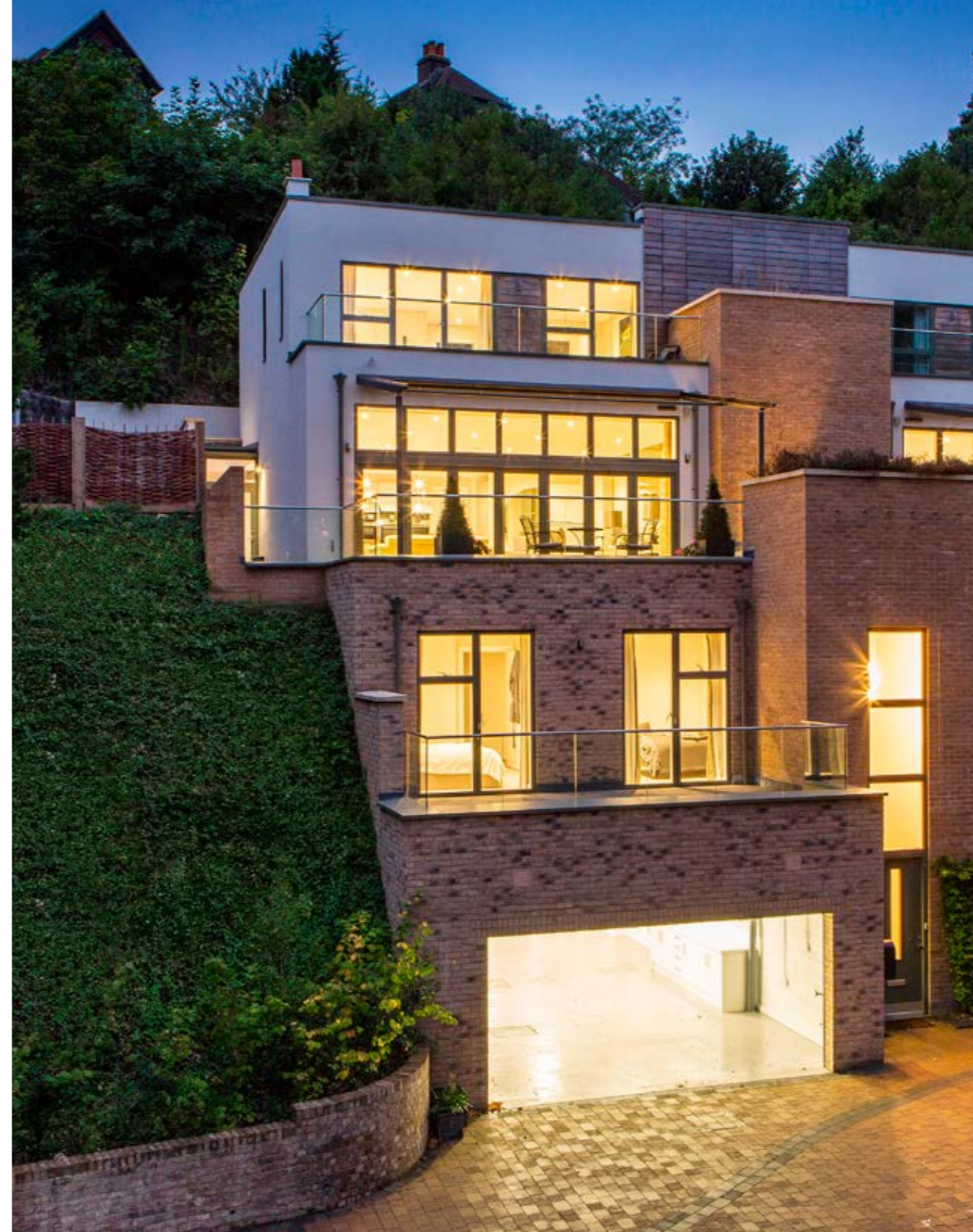
Enter through its private gates and you'll discover Chantry Quarry is, quite literally, 'in a world of its own', a place to escape the hustle and bustle of everyday life. A Lift, staircase and spiral stairs connect the carefully planned, yet versatile interior.

LOCATION

Chantry Quarry nestles at the foot of Chantry View Road, a prestigious residential area that rises up and away from central Guildford to meet the green open spaces of the North Downs.

Just a short walk brings you to the foot of the famous cobbled High Street of Guildford, Surrey's bustling county town. Natural surroundings, historic landmarks and cultural heritage ensure this bustling centre maintains its relaxed and rural charm. Surrounded by the beautiful Surrey Hills and on the banks of the picturesque River Wey, Guildford enjoys a unique combination of sophisticated, vibrant town life and relaxed country living. With a charming cobbled High Street, Guildford offers a mixture of retail therapy, historic buildings, parks and tranquil riverside walks. It is truly a special place to call home. From malls to side streets and walkways, cafés, bars, restaurants and independent boutiques thrive alongside major department stores and high street brands.

Guildford has exceptional transport links to London and the surrounding areas. Conveniently located, the mainline station is in the heart of the town. This major commuter terminal has regular, fast links to London's Waterloo. From there you will find an abundance of direct rail connections to the rest of the UK and European destinations. Chantry Quarry is less than 3 miles from the A3, so you can reach Junction 10 of the M25 easily for immediate access to the London Airports and the UK's motorway network beyond. If you prefer, stay on the A3 northbound for a direct route into London or drive south to the coast. Whichever mode of transport you choose it's always direct and straightforward.



INDIVIDUALLY DESIGNED KITCHENS

- Bespoke fitted kitchen by Commodore Kitchens with stone composite worktop, glass up stand and glass/veneer finishes.
- A range of integrated Siemens and Smeg appliances including an oven, combination microwave oven, induction hob and extractor hood, along with a fully integrated fridge/freezer, dishwasher and washing machine and tumble dryer in the utility room/area.
- Stainless steel sink and mixer tap.

BATHROOMS, EN SUITES AND CLOAKROOMS

- Ceramic tiling.
- Elegant white sanitary ware complemented by chrome fittings.
- Fitted vanity units and stylish mirror fronted cabinets to bathrooms and en suite.
- Heated towel rails.
- Ceramic tiled floors with under tile warming.

FLOORING AND INTERNAL FINISH

- Porcelain tiled floors to bathrooms and utility room.
- Engineered wood veneer floors to all living spaces.

HEATING AND VENTILATION

- Under floor heating throughout.
- Gas fired central heating system with back up solar heating to water.
- Log burning stove in living room.

- Mechanical ventilation system to leisure, utility and ground floor bathrooms.

LIGHTING, TV AND TELEPHONE

- Recessed down-lighters.
- Multi-data pre-wiring to principal rooms including audio/visual distribution, TV/FM, telephone lines and data streaming.
- Polished chrome sockets and switches in principal living area.
- Wiring for full surround TV system and audio system to games/leisure room.

SECURITY AND SAFETY

- Pre-wired for alarms.
- High security vertical panel front door.
- Secure by design level 2.
- Electrically operated remote opening garage door.
- Audio entry system to main entrance gate.

WARRANTY

- Premier Guarantee is one of the country's leading new home warranty providers. On completion of each property, a 10-year warranty will be issued.

ENVIRONMENTAL

- Rain water harvesting system for irrigation and waste water.
- Properties are built to BREEAM code for sustainable homes level 3.



SITUATION

(All distances and times are approximate)

- Guildford's Upper High Street : 0.5 miles
- Central London : 30.8 miles

- Guildford Mainline Station: 0.9 miles (from 34 minutes to London Waterloo)

- A3 (South) : 1.9 miles
- A3 (North) : 1.9 miles
- M25 : 9.8 miles

- Heathrow : 22.7 miles
- Gatwick : 34.7 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
- 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

- 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.

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

VIEWINGS

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

DIRECTIONS (GUI 3AF)

Leave the M25 at Junction 10 sign posted Guildford/Portsmouth and merge onto the A3 heading south. After approx. 7 miles take the Guildford exit. Turn left at the end of the slip road onto the A320 Woking Road. At Stoke crossroads traffic lights continue forward onto the A320 Stoke Road. Continue forward over two mini-roundabouts, passing Guildford College on your left and pass under a bridge. Continue forward and at the lights turn right onto the A246 York Road. At the roundabout turn left onto the A322 Onslow Street passing the Friary Centre on your left. Continue forward at the next set of lights and bear left onto the A281 Millbrook. Continue forward for approx. half a mile passing Debenhams on your right. Continue forward and take the left turning onto Chantry View Road, where Chantry Quarry can be found almost immediately on the left.

APPROX. GROSS INTERNAL FLOOR AREA 3650 SQ FT / 339 SQ M
GARAGE 1055 SQ FT / 98 SQ M | TERRACES 786 SQ FT / 73 SQ M
TOTAL 5491 SQ FT / 510 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	85	89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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 SEPTEMBER 2016. PHOTOGRAPHS DATED SEPTEMBER 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.

