

WARWICK HEIGHTS







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WARWICKS BENCH LANE, GUILDFORD, SURREY, GU1 3TP

A REMARKABLE FAMILY HOME APPROACHING 9,000 SQ. FT. ARRANGED OVER THREE PRINCIPAL FLOORS WITH A SUMPTUOUS INDOOR SWIMMING POOL AND FAR REACHING VIEWS ALONG THE CHANTRY VALLEY.

Triple height vaulted entrance hall

32' Kitchen breakfast room fitted with Poggenpohl units, two double ovens, steam oven and microwave oven

2nd prep-kitchen, utility room, automated glass topped spiral underfloor wine cellar

Drawing Room, Dining Room, Study/ Play Room, Boot Room, Cloakroom

Extensive South Westerly Facing terrace with breath-taking countryside views and laid with stunning ceramic tiles, 2nd terrace suitable ready prepared for a jacuzzi

Oak flooring throughout, Oak staircase and Hyperion fitted storage

Galleried landing

Master bedroom suite with Hyperion walk in closet and luxury appointed en-suite bathroom

Five further double bedrooms all with en-suite bathrooms

Games/Media Room

Beautifully appointed indoor swimming pool with automated hidden roller covers

Substantial 2 bay barn style garages with storage above

Manicured and landscaped front and rear gardens

Automated wooden gates leading to a tar and chip driveway with parking for six cars

Light, lighting system complemented by a Crestron media system

Quality Duravit Sanitaryware and Hansgrohe showers and fittings

Guildford Town Centre 0.4 miles & Mainline station (London Waterloo 35 min) 0.9 miles, Woking 6.9 miles, Central London 29.8 miles, Heathrow 21 Miles, Gatwick 22 Miles, Chichester Harbour 43 miles,



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THE LOCATION

Located in a commanding position in a leafy residential road and bordering beautiful down land and the Chantry Hills. Warwick Heights sits within one of Guildford's premier locations providing easy access to the historic town centre, mainline station and with a short drive to excellent local schools. In addition, close access to the Downs provides miles of lovely countryside with many footpaths and bridleways. The county town of Guildford offers an extensive range of department stores, boutique shops and restaurants, together with cultural and leisure amenities. Guildford mainline station offers a fast commuter service to

London Waterloo in approximately 35 minutes. The A3 is quickly reached, giving fast access to Central London, and connects with the M25 at Wisley (junction 10), which in turn provides easy links to Heathrow and Gatwick airports. There is an excellent choice of private schools in the immediate area including The Royal Grammar School for boys, Tormead and The High School for Girls. Alternatively, Holy Trinity, Pewley Down, George Abbott, Guildford County, St. Thomas of Canterbury and St. Peters are all highly regarded state schools.





THE PROPERTY

Warwick Heights is a magnificently proportioned modern home that has been up-dated and enhanced since its original design in 2009. This sophisticated and luxurious Arts & crafts style property enjoys breath-taking views over open Countryside and the Chantry Valley yet is within striking distance of the town centre. Providing over 9,000 sq. ft. of extraordinary living space that, through clever detail and design maximises light and space across three floors with the lower ground floor given over to a beautifully appointed indoor swimming pool with automated and hidden roller cover.

The entrance hall features a triple height vaulted ceiling with a wide and gentle rise Oak staircase and galleried landings to the upper two floors. This spacious reception hall with its feature gas fire, Hyperion fitted storage, and beautiful oak doors sets the tone by highlighting the craftsmanship that can be seen throughout the property. All ground floor entertaining areas feature French doors leading to the extensive south-facing sun terrace with stylish ceramic tiles and glass balustrade overlooking the gardens and hillside beyond.

Receptions

The Drawing Room's principal feature is a striking bay window with exposed red brick mullions which reflects the Arts and Craft style and is flanked either side with French doors that leads to the sun-terrace and flood the drawing room with light, the oak floors with underfloor heating bring warmth to this sumptuous space and for the winter nights a feature limestone Portuguese Mafra fireplace offers further charm and character. Mood lighting and Crestron sound system complement this terrific reception room.

The Dining room also opens onto the sun-terrace and is centred by a large Inglenook style fireplace with Inset cream Jotul wood-burning stove. Approaching 20' x 20' square, this large area will accommodate a generous sized dining table and chairs and is complemented with Mood lighting and Crestron sound system. An oak staircase leads down to the indoor pool. A dual aspect study/playroom is sited towards the front of property overlooking the entrance driveway and landscaped front gardens.





Kitchen / Breakfast Room

A stunning Poggenpohl fitted kitchen finished in vanilla gloss and bookmark Walnut are topped with glacier white Corian work tops which not only provide ample preparation space but they also create an engaging entertainment space. Two large fridge/freezers by Miele, two convection ovens, steamer oven, combination oven and dishwasher will accommodate the largest of gatherings. Inset into the Corian work surface is a sculpted sink with a Blanco mixer/spray tap and separate Zip tap providing chilled or boiling filtered water. Set into the floor a lit and automated glass door leads to spiral wine cellar for holding up to 1,400 bottles. Connecting doors leading a 2nd prep kitchen and utility room.





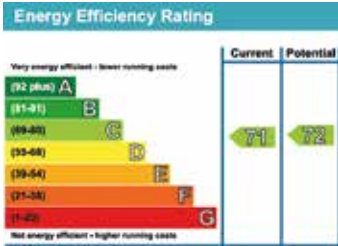


Upper Floors

The Master bedroom suite is opulent in its proportions and enjoys a large bay window with red brick mullions and far reaching views down the valley and hillside beyond. Approaching 20' x 20' square, this a spacious and light bedroom with a walk in Hyperion fitted wardrobe and luxury full en-suite bathroom with a standalone Oval Durvair Stark bath and walk in Hansgrohe Shower, complemented with a double sink and vanity unit.

Five further double bedrooms all with en-suite bathrooms and vast media/games room on the top floor ensure that the feeling of space and light is continued throughout this very special home. All rooms are connected to the internal media hub and have mood light light systems.

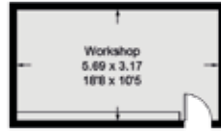




Approximate Gross Internal Area = 776.8 sq m / 8361 sq ft (Excluding Void)
 Garage = 27.4 sq m / 295 sq ft
 Workshop = 17.9 sq m / 193 sq ft
 Store = 3.6 sq m / 39 sq ft
 Wine Cellar = 3.1 sq m / 33 sq ft
 Total = 828.8 sq m / 8921 sq ft



(Not Shown in Actual Location / Orientation)



(Not Shown in Actual Location / Orientation)



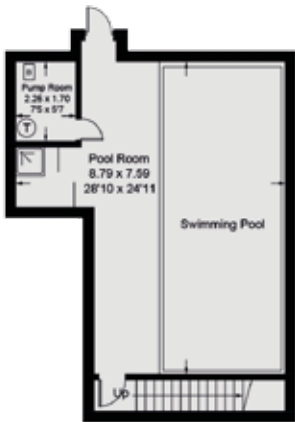
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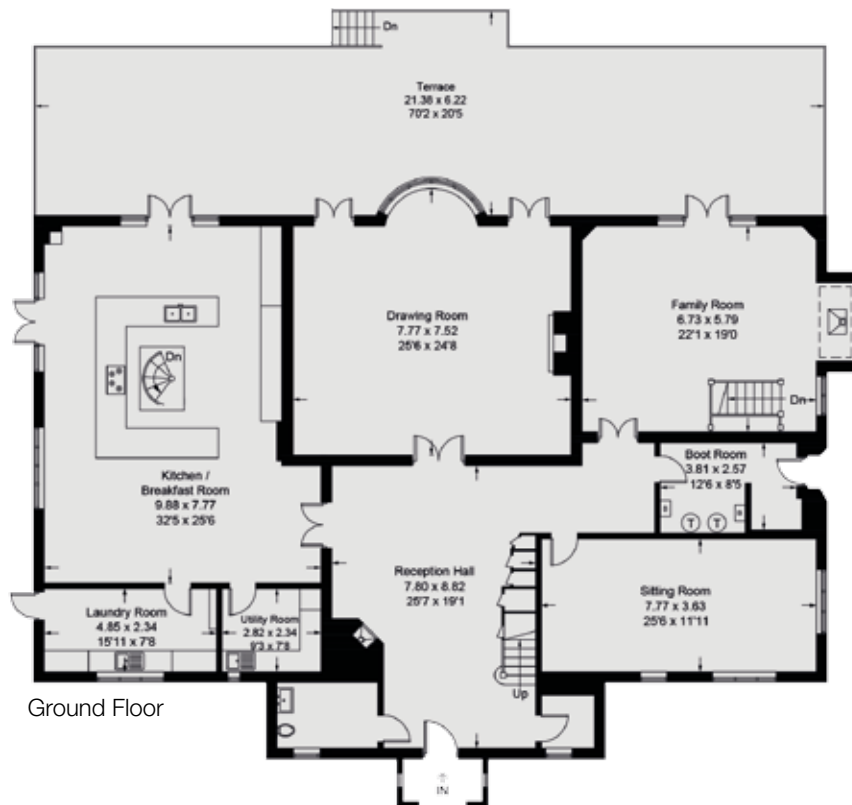
Wine Cellar



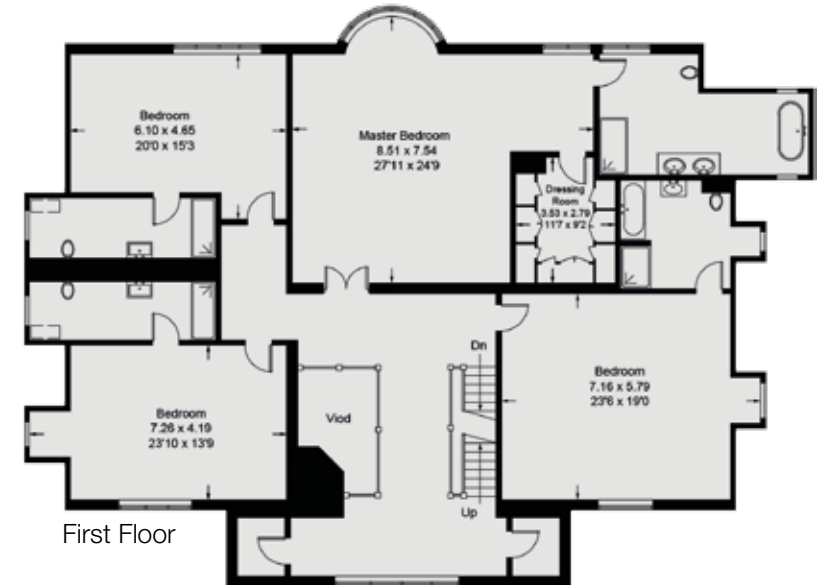
Second Floor



Lower Ground Floor



Ground Floor



First Floor





GARDENS & GROUNDS

Although Warwick Heights sits in an elevated position it is slightly below road level, which provides a private and secluded plot of approx. ½ acre. The property is approached via double automated wooden gates with a video entrance system. The tar & chip driveway offers ample parking for six cars and leads to the barn style 2 bay garaging. The front garden is beautifully landscaped with enclosed raised beds that have been well stocked with a range of mature shrubs and planting.

The rear garden is South / Westerly facing and enclosed to the rear with mature laurel hedging and small trees. Mainly laid to lawn and further edged by flower bed boarders, this a sunny and private space to enjoy.

SERVICES

- Underfloor heating throughout
- Energy-efficient air source heat pumps
- Double mega flow pressurised tanks
- Mains Electricity
- Mains Water
- Mains Gas

FIXTURES & FITTINGS

Carpets, curtains, light fittings, and garden statuary are excluded from the sale, but some items may be made available by separate negotiation.

LOCAL AUTHORITY

Guildford Borough Council 01483 505050

Freehold for Sale

DIRECTIONS

From our office on the Epsom Road at the top of the High Street, turn left into Jenner Road and continue to the top turning right into Harvey Road, continue for approximately 0.2 miles then turn right onto Pewley Hill and then immediately left into South Hill. Continue along South Hill for 0.4 miles, the road bears left into Warwicks Bench Road, continue down the hill and Warwicks Bench Lane can found on the left-hand side at the corner of Echo Pit Road. Warwick Heights can be found on the right-hand side.

Date prepared: June 2017



