

# OWL'S LANDING

CHANTRY QUARRY · GUILDFORD · SURREY · GU1 3AF







# OWL'S LANDING 15 CHANTRY QUARRY

GUILDFORD • SURREY • GU1 3AF

A STRIKING CONTEMPORARY HOME, BEAUTIFULLY APPOINTED BY THE CURRENT OWNERS, IN A PRIVATE POSITION WITH SUPERB ROOF TERRACES AND WITHIN HALF A MILE OF GUILDFORD HIGH STREET.

## ACCOMMODATION

Stunning 31'9 x 28'5 Kitchen/Living/Dining Room with Roof Terrace  
Media Room/Bedroom 5  
Lift to all Floors  
Utility Room • Cloakroom

Four Bedrooms  
Four Bath/Shower Rooms  
Bespoke fitted Wardrobes and Shelving

Stunning Study/Sun Room and Roof Garden

Private Parking  
Gated Entrance



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2 – 3 Eastgate Court, High Street,  
Guildford GU1 3DE  
[www.KnightFrank.com](http://www.KnightFrank.com)



# 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







## 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. Guildford is Surrey's 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.

As Surrey's county town, 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. Whatever mode of transport you choose it's always direct and straightforward













## SPECIFICATION

### 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 appliances including two ovens, combination microwave oven, induction hob and extractor hood, along with a fully integrated fridge/freezer. Bosch Dishwasher. Combination washing machine and tumble dryer in the utility room.
- Stainless steel sinks and mixer taps.

### BATHROOMS, EN SUITES AND CLOAKROOMS

- Master En-Suite: Limestone floor and wall tiles.
- 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.
- Gas Log Fire in living room
- Log burning stove in sun 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 media room.

### SECURITY AND SAFETY

- Lift Access to all floors.
- BANHAM Alarm System.
- High security vertical panel front door.
- Secure by design level 2.
- Audio entry system to main entrance gate.

### WARRANTY

- Premier Guarantee is one of the country's leading new home warranty providers. 10-year warranty in place (Start Date: Circa December 2014).

### ENVIRONMENTAL

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







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 or Hamptons 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 2017. PHOTOGRAPHS DATED: JANUARY AND JULY 2017.

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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

COUNCIL TAX

Tax Band G

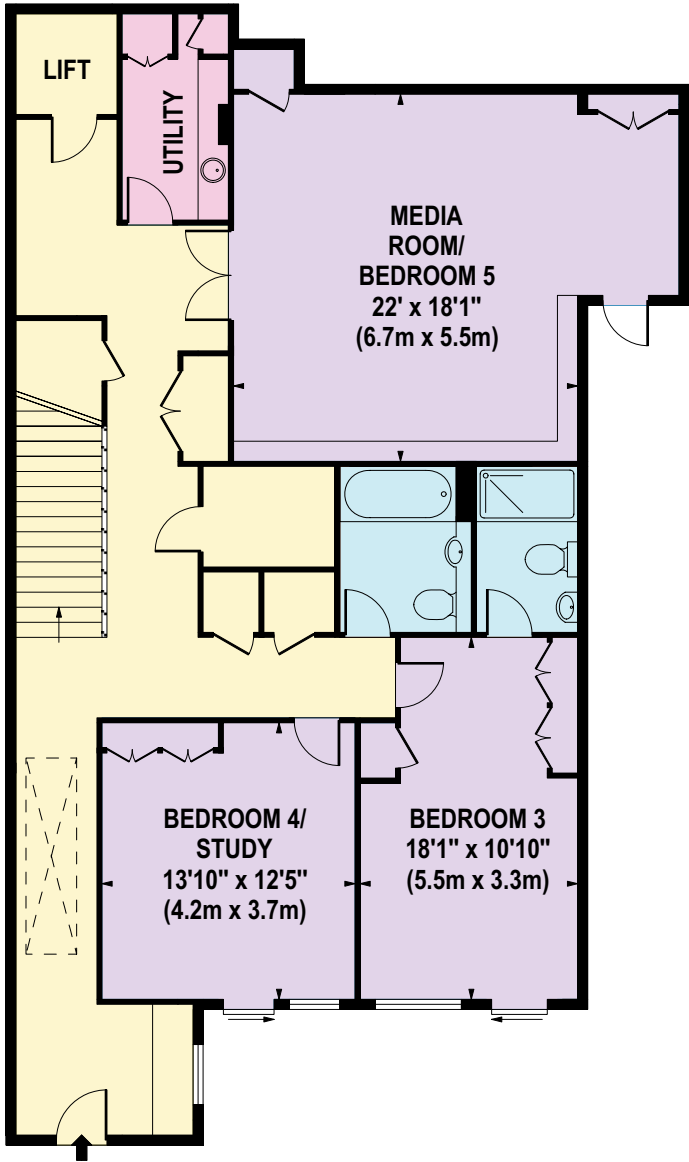
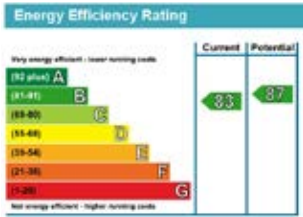
VIEWINGS

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

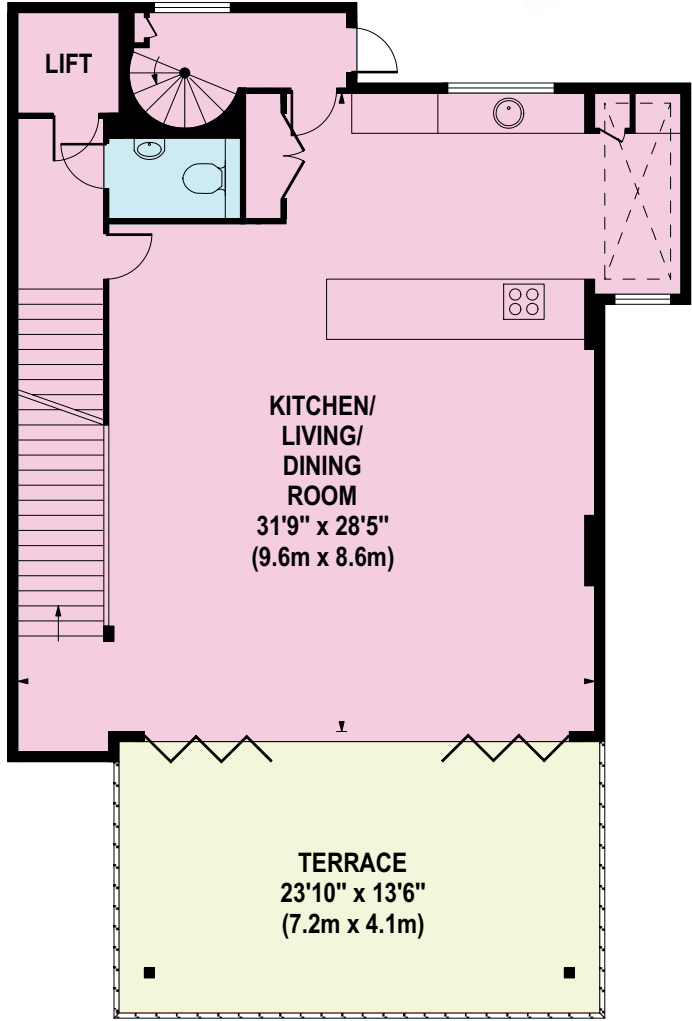
DIRECTIONS (GUI 3AF)

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. Owl's Landing can then be found as the last house (No. 15). Parking is immediately in front of the property.

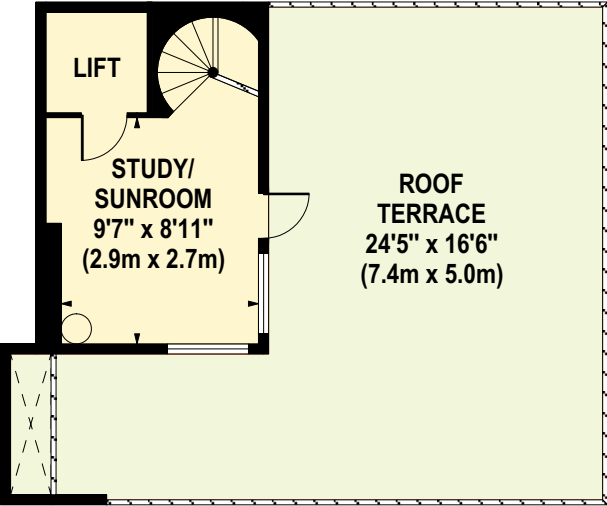
PARTICULARS DATED: OCTOBER 2017. PHOTOGRAPHS DATED: OCTOBER 2017



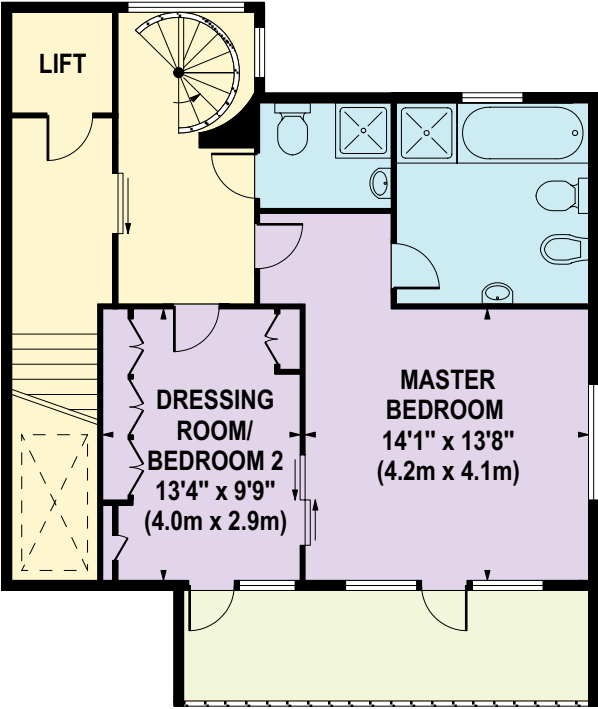
GROUND FLOOR



FIRST FLOOR



THIRD FLOOR



SECOND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 3328 SQ FT / 309 SQ M



