

# RAMLEA

ONE TREE HILL ROAD · GUILDFORD · SURREY







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ONE TREE HILL ROAD  
GUILDFORD · SURREY · GU4 8PL

*Best of both worlds – stunning country home yet only 1.1 miles to Guildford's Upper High Street. Ramlea lies on the door step of superb Surrey countryside including the Merrow Downs, St Martha's Hill, Newlands Corner and the Chantries Woods.*

## ACCOMMODATION SCHEDULE

Entrance Hall  
Four Spacious Reception Rooms  
Kitchen/Breakfast Room • Conservatory  
Utility Room • Two Cloakrooms

Master Bedroom Suite with Dressing Area and Bathroom  
Four Double Bedrooms • Bedroom Six/Study  
Two further Bathrooms • WC


Stunning Front and Rear Gardens  
Heated Swimming Pool

Significant Parking for Several Cars  
Integral Garage • Multiple Stores  
In all approximately 0.359 acres

**Guildford**  
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## SITUATION

(All distances and times are approximate)



- Guildford's Upper High Street: 1.1 miles
- Central London: 31.9 miles



- Guildford Mainline Station: 2.1 miles (from 34 minutes to London Waterloo)
- Guildford, London Road: 1.2 miles (from 47 minutes to London Waterloo)



- A3 at Guildford: 2.2 miles
- M25: 8.8 miles



- Heathrow: 21.8 miles
- Gatwick: 24.5 miles



- The Royal Grammar School, Guildford
- Lanesborough Prep School, Guildford
- Guildford High School, Guildford
- Tormead School, Guildford
- St Catherine's School, Bramley
- Priorsfield School, Godalming
- Cranmore Prep School, West Horsley
- Charterhouse School, Godalming
- Cranleigh School, Cranleigh
- George Abbot School, Guildford
- County School, Guildford
- Godalming Sixth Form College, Godalming



- Yvonne Arnaud
- G Live
- Electric Theatre



- Guildford Rowing Club
- Surrey Sports Park
- Spectrum Leisure Centre
- Pit Farm Tennis Club
- Charlotteville Cycling Club



- 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
- Hamble Marinas, Hamble
- Papercourt Sailing Club, Send





## THE PROPERTY

Boasting a wealth of flexible living accommodation, with a well-designed layout that flows through the ground floor, Ramlea is an ideal home for family living. There are four generous reception rooms, plus a delightfully light and airy conservatory. The spacious kitchen/breakfast room is well equipped, and enjoys a sunny aspect opening onto the splendid gardens via French doors. First floor accommodation comprises six well-proportioned bedrooms, one of which may be preferred as a study, with a dressing room and en suite to the master bedroom and two family bathrooms.



## GARDENS AND GROUNDS

Ramlea is sheltered from the road by a line of mature trees and hedgerow, and is approached via a five-bar gate and short drive opening onto a spacious, gravelled forecourt. The front garden is laid to lawn, with attractive shrub and flower borders. To the rear, there is a paved terrace, with French doors opening from the kitchen/breakfast room and the conservatory. There is a sizeable area of level lawn, plus a delightful outdoor swimming pool and additional paved terrace. The gardens are screened by mature trees and hedgerow. There is an attached garage to the front of the house, plus a store to one side and a further store and covered patio area to the other side.







#### LOCATION

Ramlea is located on one of the most sought-after roads in Guildford, with the Upper High Street just over one mile away. With the best surrounding countryside literally on your door step; the Merrow Downs has views all the way to London and is just over the road and less than 100 yards away, Guildford/Merrow Golf Club is a short walk further down the common. In the other direction, St Martha's Hill, Newlands Corner and The Chanties Woods provide miles of walking and cycling in some of Surrey's most beautiful scenery. Guildford offers extensive shopping and leisure facilities, together with a good number of excellent restaurants and cafés. Guildford mainline station is two miles away, with services into London Waterloo taking approximately 34 minutes while nearby Guildford London Road station (one mile away) offers 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.

### 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

### COUNCIL TAX

Band G

### TENURE

For Sale Freehold

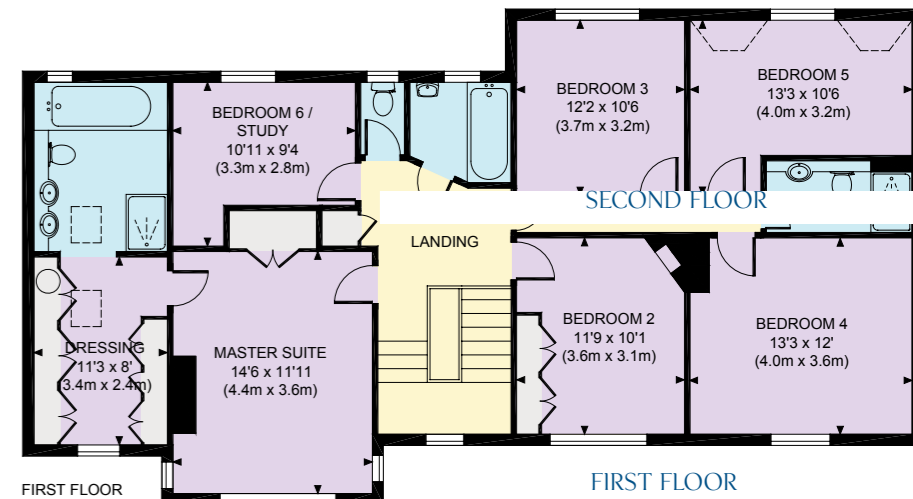
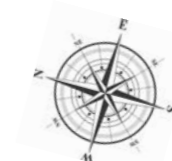
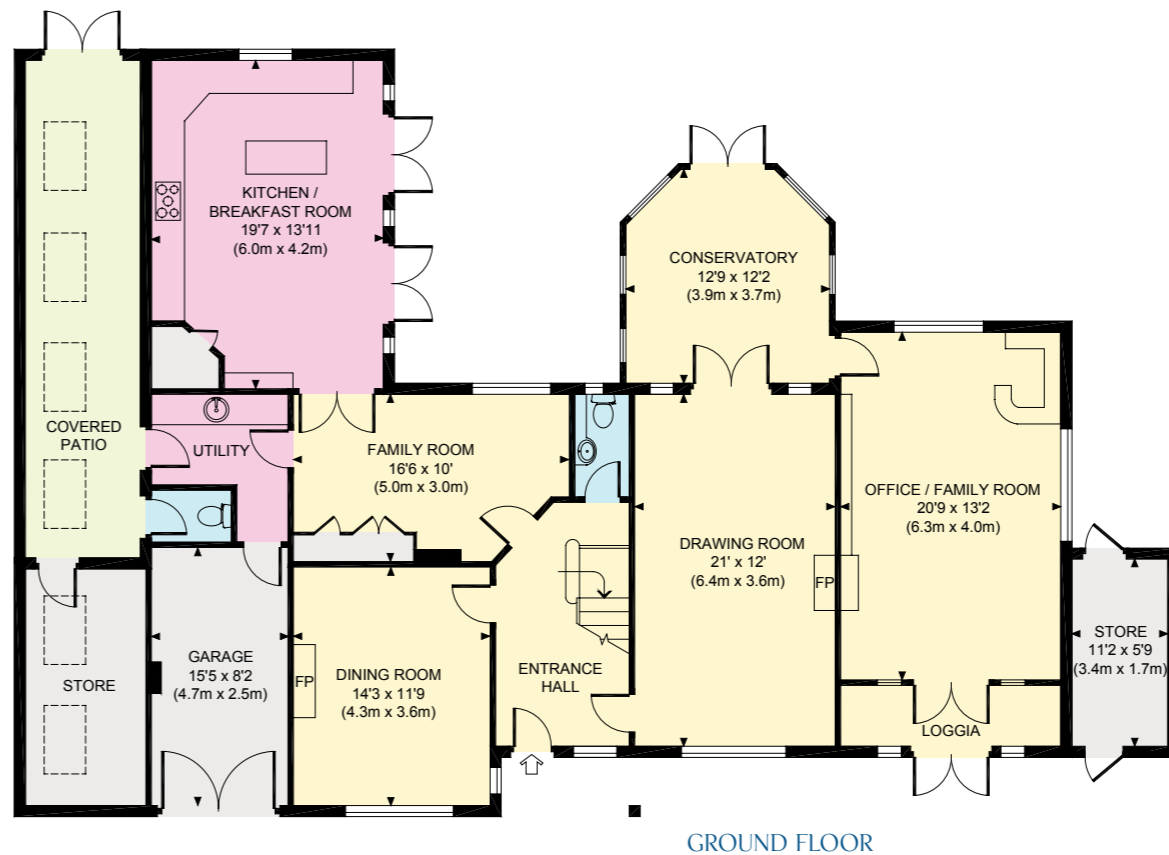
### VIEWINGS

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

### DIRECTIONS (GU4 8PL)

From Guildford's Upper High Street, follow the A246, Epsom Road, through the traffic lights towards Merrow. After three quarters of a mile, turn right into Tangier Road and, at the end, turn left into Warren Road. Follow this road to the right, as it becomes One Tree Hill Road, and Ramlea will be found shortly on the left.

APPROX. GROSS INTERNAL FLOOR AREA 3087 SQ FT / 286.8 SQ M

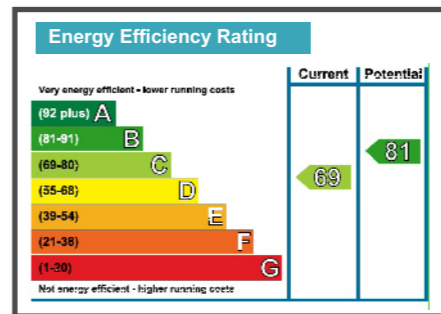


### IMPORTANT NOTICE

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PARTICULARS DATED: MARCH 2018. PHOTOGRAPHS DATED: INTERNALLY MARCH 2018 AND EXTERNALLY AUGUST 2017.

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