

# EDEN HOUSE

NORTHDOWN LANE • GUILDFORD











# EDEN HOUSE

**NORTHDOWN LANE • GUILDFORD SURREY • GU1 3TS**

*An imposing family house located in one of the most desirable roads in Guildford town centre with direct access and stunning views over Pewley Downs.*

## **Accommodation:**

Entrance Hall • Reception Hall • Kitchen/Breakfast Room • Family Room • Dining Room • Drawing Room with Balcony  
Cinema Room and Bar • Gym • Indoor Swimming Pool • Sauna • Utility Room • Changing Facilities • Two WCs

Master bedroom with Walk in Wardrobe and En Suite Bathroom • Two further Bedroom Suites  
Two more Bedrooms • Family bathroom

Integral Double Garage

Self-Contained One Bedroom Annexe comprising:  
Living/Dining Room • Kitchen • Bedroom • Bathroom

## **Approximate Gross Internal Floor Area**

**7933 sq ft / 737 sq m (Including Double Garage)**

## **Excellent First Floor Terrace**

**Set in all about 0.48 acres with direct access onto Pewley Downs**

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These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the brochure.

## Situation



Guildford High Street 0.8 mile  
Central London 32.5 miles



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

Guildford London Road:  
1.4 miles (from 47 minutes to  
London Waterloo)



A3 at Guildford: 2.2 miles  
M25 9.5 miles



Heathrow: 22.5 miles  
Gatwick 34 miles



The Royal Grammar School,  
Guildford: 1.2 miles  
Guildford High School, Guildford:  
1.4 mile  
Lanesborough Prep School,  
Guildford: 1.7 miles  
Tormead School, Guildford:  
2.0 miles  
Pewley Down Infant School,  
Guildford 0.4 miles  
Holy Trinity Junior School,  
Guildford: 1.2 miles  
St. Catherine's School, Bramley:  
3.3 miles  
Cranmore Prep School, West  
Horsley: 6.4 miles  
Charterhouse School,  
Godalming: 5.4 miles  
Cranleigh School, Cranleigh: 8.3  
miles



Yvonne Arnaud: 0.7 miles  
G Live: 1 mile  
Electric Theatre: 0.7 miles



Pit Farm Tennis Club: 1.8 miles  
Spectrum Leisure Centre:  
1.8 miles



Surrey Sports Park: 2.8 miles  
Guildford Golf Club, Merrow:  
2.4 miles  
Bramley Golf Club, Bramley:  
3.9 miles  
West Surrey Golf Club,  
Godalming: 7.8 miles  
Worplesdon Golf Club, Woking:  
6.6 miles  
Clandon Regis Golf Club, West  
Clandon: 4.7 miles  
Cranleigh Golf and Country Club:  
9 miles  
Sutton Green Golf Club, Sutton  
Green: 5.7 miles



Ascot Racecourse, Ascot:  
17 miles



Goodwood Racecourse,  
Chichester: 31 miles  
Cowdray Park Polo Club,  
Midhurst: 11.5 miles



Hurtwood Park Polo Club,  
Ewhurst: 11.5 miles  
Chichester Yacht Club,  
Chichester: 40 miles









## Eden House

Eden House was built by the current owners in 2008 and sits in an elevated position on Northdown Lane which is an exclusive private road in the highly regarded Warwicks Bench area of Guildford.

Eden House which extends to almost 8,000 sq ft has direct access via a gate onto Pewley Down, which together with the adjacent area known as The Chantry Woods, provide some of the finest walking countryside in Southern England.

Internally the accommodation is wonderfully light, benefitting from high ceilings and superb south westerly views

The layout over three floors is particularly well suited to all family needs, offering three generous reception rooms and a magnificent kitchen/breakfast/orangery providing a superb space for entertaining, both formally and informally. The kitchen is the heart of the home and was featured on the cover of the magazine 'Beautiful Kitchens'.

The second floor accommodation is equally impressive, the main feature of which is the particularly generous master suite with walk in wardrobe and luxuriously appointed bathroom.

There are four further double bedrooms on this level, two of which have their own en-suites, there is a further family bathroom

servicing the fourth and fifth bedrooms. Eden House has underfloor heating throughout.

On the ground floor are the leisure facilities which include the

cinema room with its own bar, gym and the indoor swimming lane with hot tub and sauna. The current owners inform us that there are foundations next to the swimming lane for the pool to be reverted back to its original full size, should the need be required.

There is a self-contained one bedroom annexe which has a separate entrance by the garages. It is complete with its own kitchen, bathroom and living room. This would be ideal for in-laws, an au pair, staff or as additional income subject to the necessary consents.

The property is approached via automatic wrought iron gates onto a spacious forecourt with outside parking as well as a double garage.

The house is elevated in its plot, and has been designed to take advantage of the stunning views south across Pewley Down.

The gardens have been landscaped to create well thought through areas to entertain including the large terrace which is accessed via the kitchen/breakfast/family room. At the end of this terrace is the gate that leads directly onto the Pewley Down.





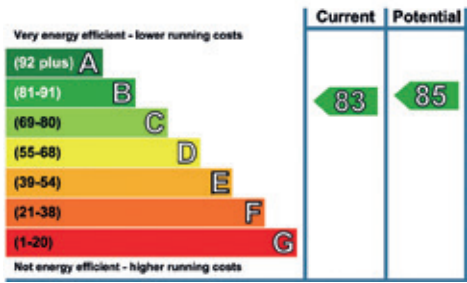








## Energy Efficiency Rating

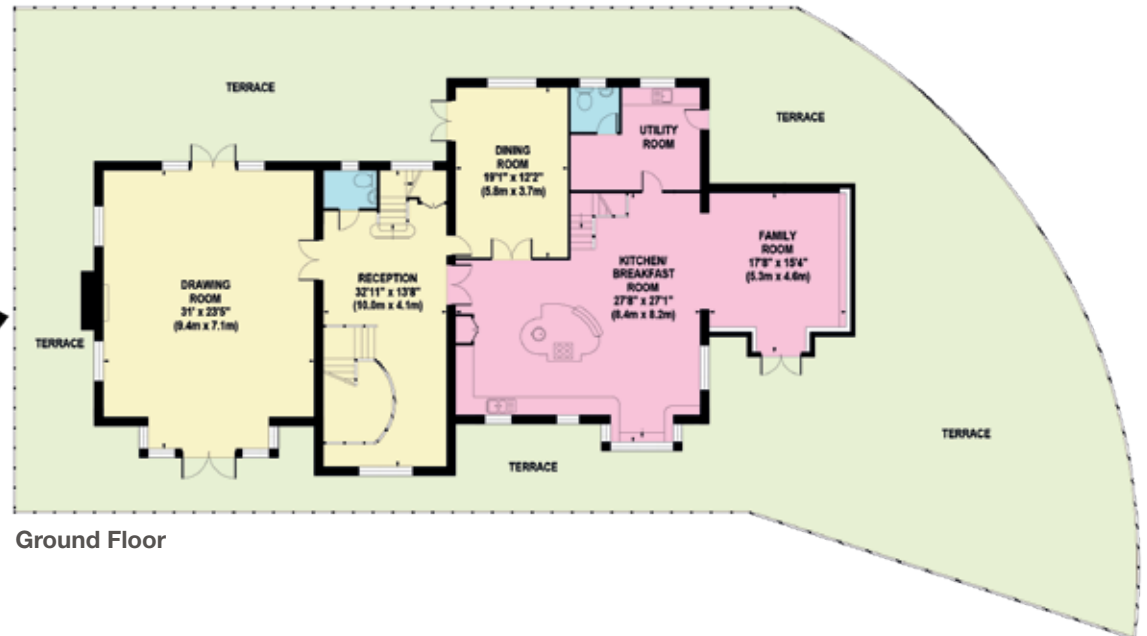


## Approximate Gross Internal Floor Area

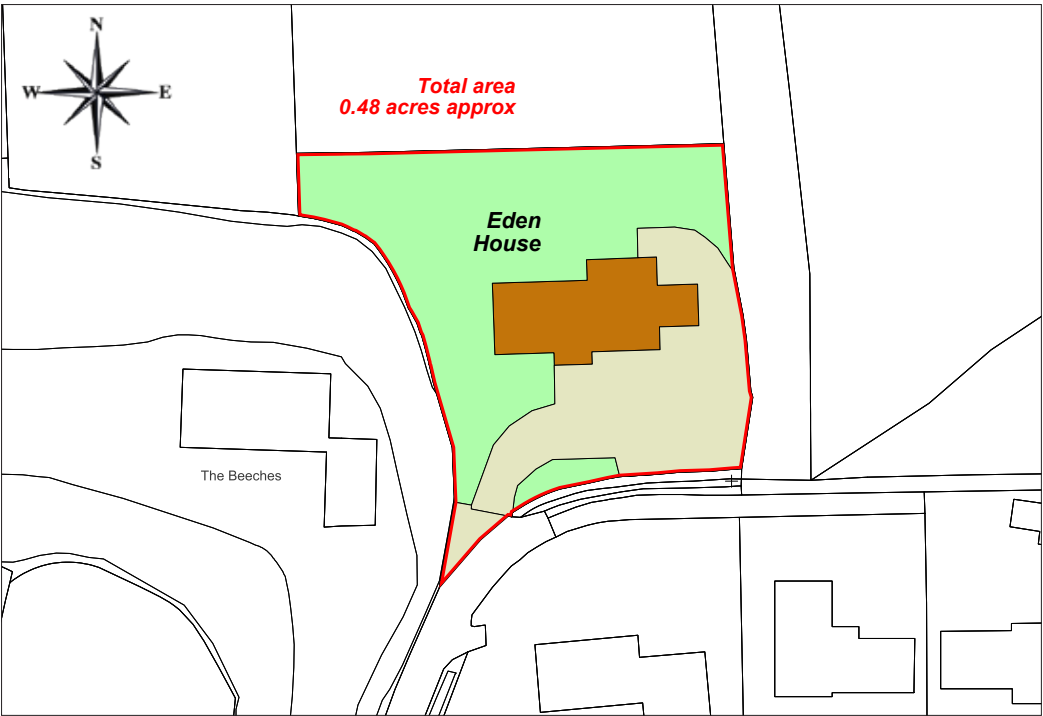
7933 sq ft / 737 sq m  
(Including Double Garage)



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation











**Important Notice:** 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 agent 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). 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. 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. VAT: The VAT position relating to the property may change without notice. 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.

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## Services

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

## Fixtures and fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation.

## Viewing

All viewings are strictly by prior appointment with Knight Frank

## Local Authority

Guildford Borough Council: 01483 505050

Council Tax: Band H

## Directions (GU1 3TS)

From the bottom of Guildford High Street by Debehams Department Store, head up the High Street bearing 1st right into Quarry Street and then

1st left into Castle Street. Continue on up the hill and after passing the Castle Grounds turn 1st right into South Hill. Continue up and along South Hill taking the right into Warwicks Bench. Continue along this road, following the sharp left hand bend. The road will bend around to the right hand side, but at this point continue straight onto Warwicks Bench Lane and take the first available left onto Northdown Lane. Continue straight up here and Eden House will be found straight ahead up the elevated driveway





