

# PILGRIMS WAY

GUILDFORD · SURREY







# 3 PILGRIMS WAY

GUILDFORD • SURREY • GU4 8AB

*Renovated by the current owners to an incredibly high standard, this stunning five bedroom, detached family home is situated on one of Guildford's most sought after roads and has been beautifully decorated, offering over 4,400 Sq. Ft. of accommodation and just over half a mile from Guildford High Street.*

## ACCOMMODATION SCHEDULE

Reception Hall • Family Room  
Drawing Room • Dining Room  
Study

Cloakroom • Superb Open Plan Kitchen/Breakfast room  
Utility Room • Shower Room

Master Bedroom with Dressing Room & En Suite Bathroom  
Four further Bedrooms (Two with En Suites)  
Two Family Bathrooms

Integral Garage  
Landscaped Gardens • Large Sun-Terrace

In all approximately 0.456 acres

### Guildford

2-3 Eastgate Court, High Street,  
Guildford, Surrey GU1 3DE

Tel: +44 1483 565171  
james.ackerley@knightfrank.com



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.

Follow me on Instagram:  
@jamesackerley\_knightfrank



## SITUATION

(All distances and times are approximate)



- Guildford High Street: 0.7 miles
- Central London: 33.1 miles



- Shalford Village : 1 mile
- Guildford Main Line Station (from 34 minutes to London Waterloo): 0.9 miles
- Guildford, London Road (from 47 minutes to London Waterloo): 1.7 miles



- A3: 2.2 miles
- M25 (Junction 10): 9.8 miles



- Heathrow: 23.0 miles
- Gatwick: 34.7 miles



- The Royal Grammar School, Guildford
- Guildford High School, Guildford
- Tormead School, Guildford
- Lanesborough Prep School, Guildford
- St. Catherine's School, Bramley
- Holy Trinity Junior School, Guildford
- Pewley Down Infant School, Guildford
- Cranmore Prep School, West Horsley
- Charterhouse School, Godalming
- Cranleigh School, Cranleigh



- G Live
- Yvonne Arnaud
- Electric Theatre



- Pit Farm Tennis Club
- Surrey Sports Park
- Spectrum Leisure Centre



- Bramley Golf Club, Bramley
- West Surrey Golf Club, Godalming
- Guildford Golf Club, Merrow
- 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





## THE PROPERTY

3 Pilgrims Way is a beautifully presented property with an excellent lateral layout arranged over three floors. You enter the property via an impressive reception hall which provides access to all downstairs reception rooms. Great room proportions, combined with tall ceiling heights along with ample windows and bi-folding doors create a superb feeling of light and space. A utility room with separate shower room provides access to the integral garage and completes the ground floor accommodation.

The open plan Kitchen/breakfast/family room is undoubtedly one of the focal points of the home, with a large granite breakfast bar as well as offering access to the attractive gardens via two sets of bi-folding doors.

The first floor contains four well-proportioned bedrooms, each with its own bath/shower room and built-in wardrobes. The impressive master suite also has its own walk-in dressing room.

The second floor provides a fifth double bedroom separated by a spacious landing and the sixth bathroom suite with separate shower.



## GARDENS AND GROUNDS

The front of the property is approached through electric double gates onto a large gravel driveway providing significant off-road parking for several vehicles.

The rear garden is unusually large for being in Guildford town centre and extends to almost half an acre. Accessed via three sets of bi-folding doors from the Drawing room, Kitchen/Breakfast room and Family room all which lead on onto a magnificent sun-terrace that spans the width of the property and provides an ideal space for entertaining in warmer weather. Beyond here are the immaculate landscaped gardens which are mainly laid to lawn and features many specimen trees and shrubs.







#### LOCATION

Located in a popular road in Guildford, the home benefits from being just over half a mile from the High Street with beautiful surroundings like the Chantries Woods approximately only 400 metres away.

3 Pilgrims Way provides the perfect balance between the feel of living in the country yet all the conveniences of modern living

If you want to avoid going into Guildford, further local amenities at Shalford Village from a pharmacy, train station, wine and convenience store and the popular Snooty Fox café, lie less than a mile away.

Guildford town provides more extensive shopping and leisure facilities, highly rated restaurants, the theatre and cinema.

The area is well served by excellent transports links from the three nearby train stations with Guildford mainline offering regular links into London Waterloo within 34 minutes.

The A3 from Guildford leads south to the coast and north to the M25 where one can access a wider motorway network and international and national flights at either Heathrow or Gatwick airports.





#### 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: MAY 2018 PHOTOGRAPHS DATED: APRIL/MAY 2018

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

#### SERVICES

We are advised by our clients that the property has mains water, electricity and drainage with gas fired central heating. The property is also connected to Virgin and Broadband.

#### FIXTURES AND FITTINGS

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

Tax Band G

#### TENURE

Freehold For Sale

#### VIEWINGS

Viewings are arranged by prior appointment strictly through Knight Frank LLP, the sole selling agent.

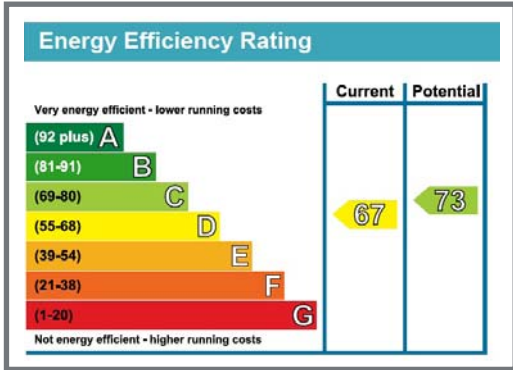
#### DIRECTIONS (GU4 8AB)

From Knight Frank's Guildford office, head south-west on High Street/A3100 towards Baker's Yard. Continue to follow the High Street. Take a right onto Chertsey Street/A320 and keep following the A320. Turn left onto York Road/A246. At the roundabout, take the 1st exit onto Onslow Street/A322 and take a left onto Millbrook/A281. Keep going on the A281. Turn left onto Pilgrims Way and 3 Pilgrims Way will be after a short way on the left hand side.

From London continue on the A3 and take the A25 exit towards Guildford/A322/Horsham/A281/Bagshot. Use the left 2 lanes to turn left onto Woking Road/A320 and continue to follow the A320. Go through 2 roundabouts and then turn right onto York Road/A246. At the roundabout, take the 1st exit onto Onslow Street/A322 and take a left onto Millbrook/A281. Keep going on the A281. Turn left onto Pilgrims Way and 3 Pilgrims Way will be on the left.



#### APPROX. GROSS INTERNAL FLOOR AREA 4436 SQ FT / 412 SQ M (INCLUDING GARAGE)



Follow me on Instagram:  
@jamesackerley\_knightfrank



