SURREYESTATES

Kings Road
Guildford, Surrey GU4 8JU
Offers in excess of £999,950

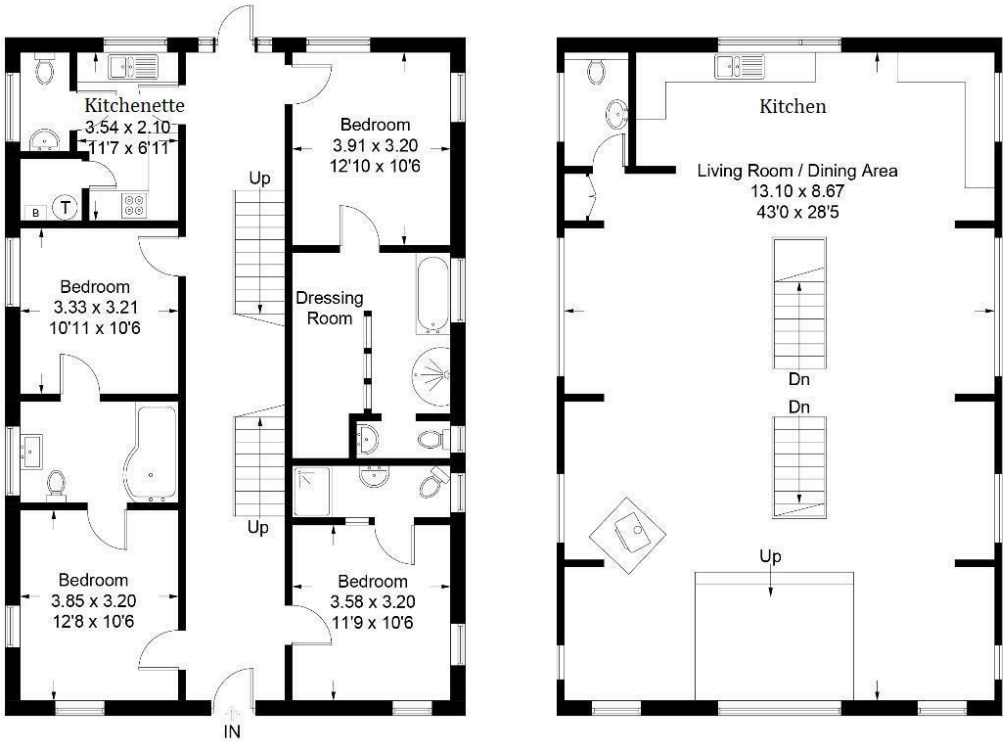
The Church is a superbly recognised conversion, boasting four double bedrooms, all equipped with en suites. The dwelling recently featured in the June addition of Surrey Life Magazine. Features such as; central vacuuming and underfloor heating throughout, make this property one of a kind. Each room has had original features installed in the walls, for example; the bespoke leaded panels, permitting light to enter from every direction, as well as stunning pastel stained glass windows in every room.

The master suite has a large dressing room and master bath which features a Tadelakt cured bath. Tadelakt is re-worked Moroccan plaster which is water proof and fire proof. Because of the cure, the bath can stay hot for any time between four-six hours.

The stunning feature upon entering is the double sided floating staircase – lit with LED lights if desired. Since all the entertaining space is on the first floor, it gives just a small insight of the beauty to come. A fully equipped kitchenette features in the utility room; the electric stove is perfectly placed for those who enjoy outdoor dining, as the walled garden is just steps away. Further to this, a conveniently placed cloakroom sits off the utility room, perfect for guest-use during the summer months spent in the garden.

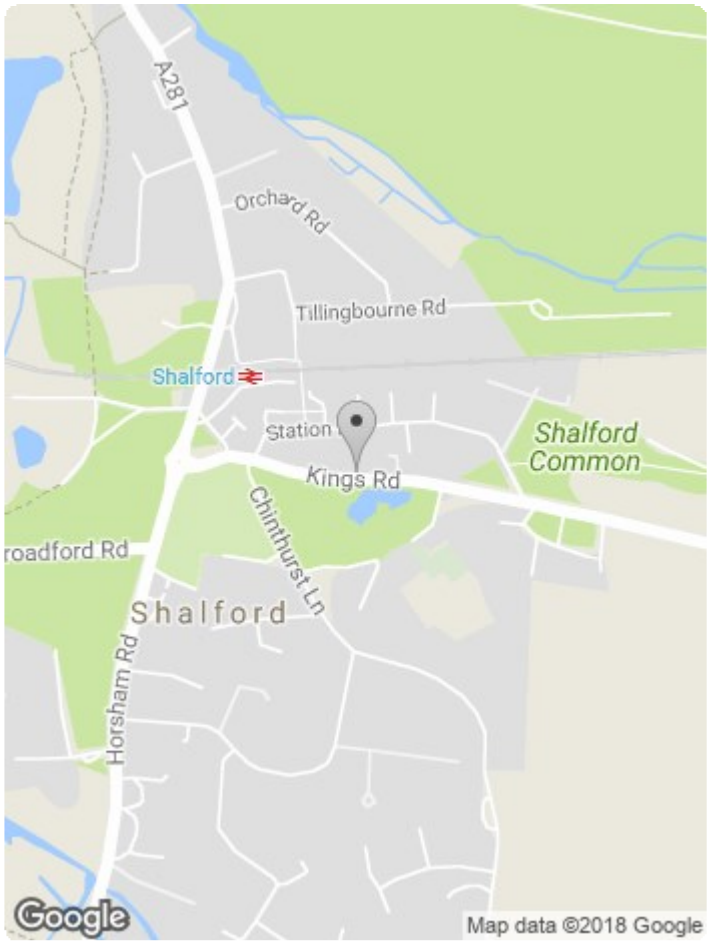
To the first floor, a simple, 'wow' comes to mind. The high light vaulted ceiling in a herringbone pattern is impressive, as well as the stunning stained-glass windows, letting soft, colourful light in on a dull day.
The hand-crafted kitchen is sympathetic to the gothic feel, whilst boasting top of the range appliances and comprising several wall and base units. A large window gives a quaint view over the rear garden.

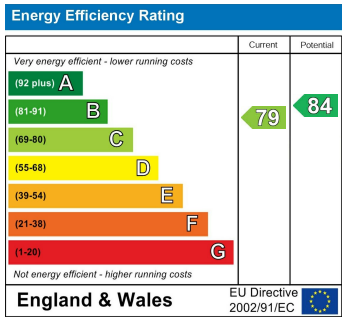
Approximate Gross Internal Area = 228.1 sq m / 2455 sq ft

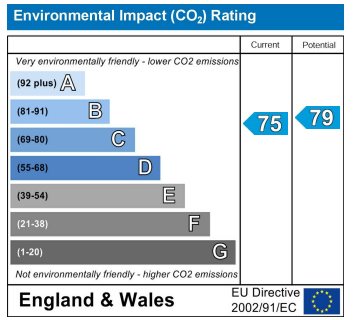


Ground Floor **First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID398562)







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