



SURREYSTATES



Compton Heights
Guildford, Surrey GU3 1DA
Guide price £1,250,000

This handsome five-bedroom detached house is located on one of Guildford's most highly regarded residential roads.

Approached via a large driveway of which can accommodate an ample number of cars, as well as a double garage, this property boasts four double bedrooms, a good sized single room and three bathrooms. Upon entering, the hallway gives access to; the kitchen, study, dining room, sitting room and cloakroom and a wide oak dogleg staircase gives access to the first floor.


The spacious kitchen, located to the rear of the property, consists of; several wall and base units, granite work surfaces and underfloor heating, whilst also offering access to the rear garden through Oak framed French doors.

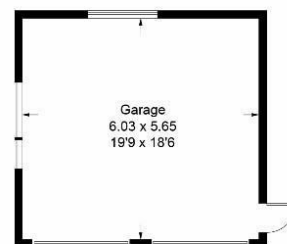
The living room runs the full length of the property whilst offering triple aspect light throughout, French doors gives access to the garden. Hard wood floors and neutral décor make for the perfect environment for potential purchasers to move in with ease. Double doors lead to the dining room, of which is spacious and is located to the front of the property. The study is the perfect space for those who seek a home office, it is located to the front of the dwelling. A cloakroom is situated off the hallway – it consists of; a toilet and basin.

To the first floor, the charming family home offers views over Loseley Park and Compton. There are five spacious bedrooms, two of which boast en suite bathrooms. Bedroom five is located to the front of the property, whilst bedrooms three and four are to the rear. Bedrooms one and two also offer a rear outlook along with en suite bathrooms, whilst the master suite boasts a bespoke fitted dressing room. The family bathroom comprises of; a bath, toilet and basin, as does the en suite to bedroom two, whilst bedroom one's en suite hosts a double sink vanity unit, toilet, bidet and bath with detachable shower head. Both en suites and the family bathroom benefit from under-floor heating.

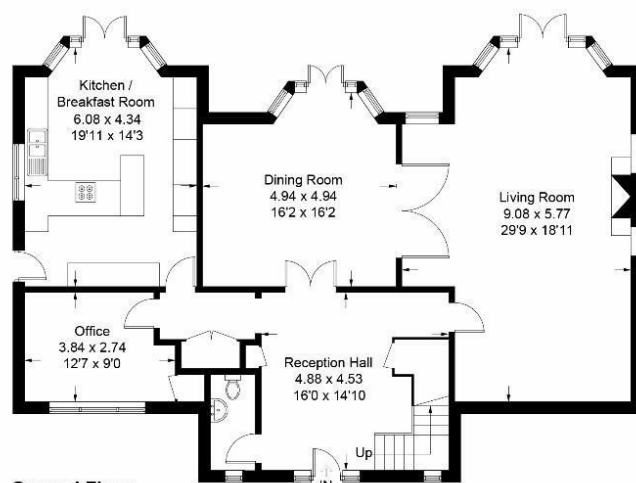


Approximate Gross Internal Area = 267.9 sq m / 2884 sq ft
 Garage = 34.2 sq m / 368 sq ft
 Total = 302.1 sq m / 3252 sq ft

 = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)

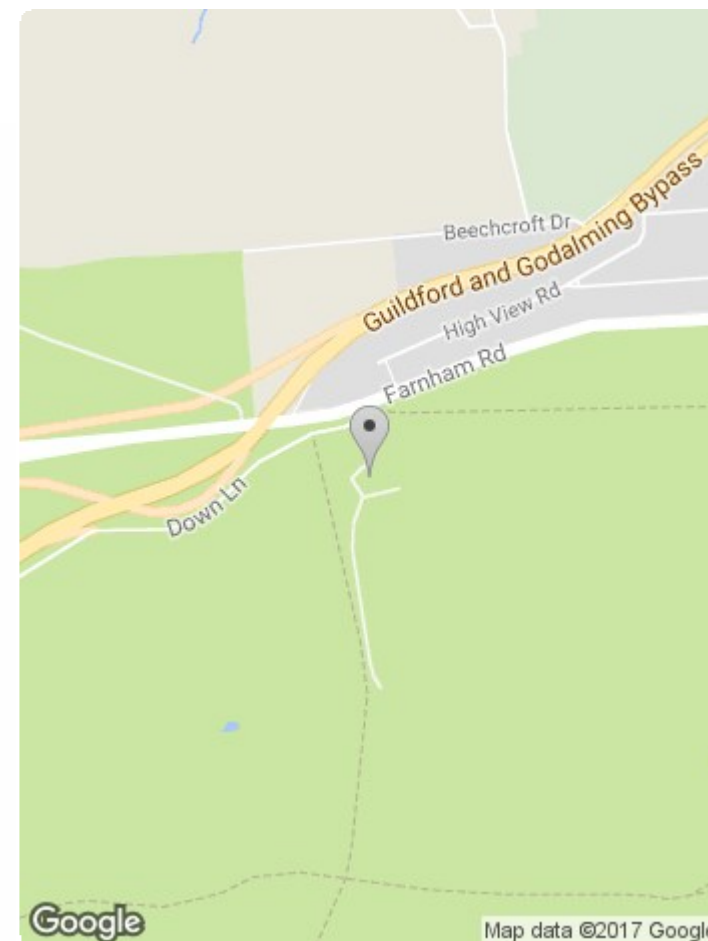



Ground Floor



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. (ID362061)
 www.bagshawandhardy.com © 2017



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	