



WOODLANDS
Abbotswood, Guildford



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Abbotswood, Guildford,
Surrey GU1 1UY

Positioned in a private, tree lined estate, this newly constructed family house, with over 3,500 square feet of accommodation has spacious and light accommodation over three floors and is well placed for some of the best schools in the area.

5 BEDROOMS: 4 BATHROOMS (3 EN SUITE): ENTRANCE HALL: CLOAKROOM: SITTING ROOM: DINING ROOM/FAMILY ROOM: KITCHEN/BREAKFAST ROOM: STUDY: UTILITY ROOM: GAS CENTRAL HEATING: DOUBLE GARAGE: ATTRACTIVE GARDENS, IN ALL 0.25 ACRE

High Street - 0.75 mile. Main line station (Waterloo 38 mins) - 1.5 miles. Clandon Station - 3 miles. A3 - 1.5 miles.

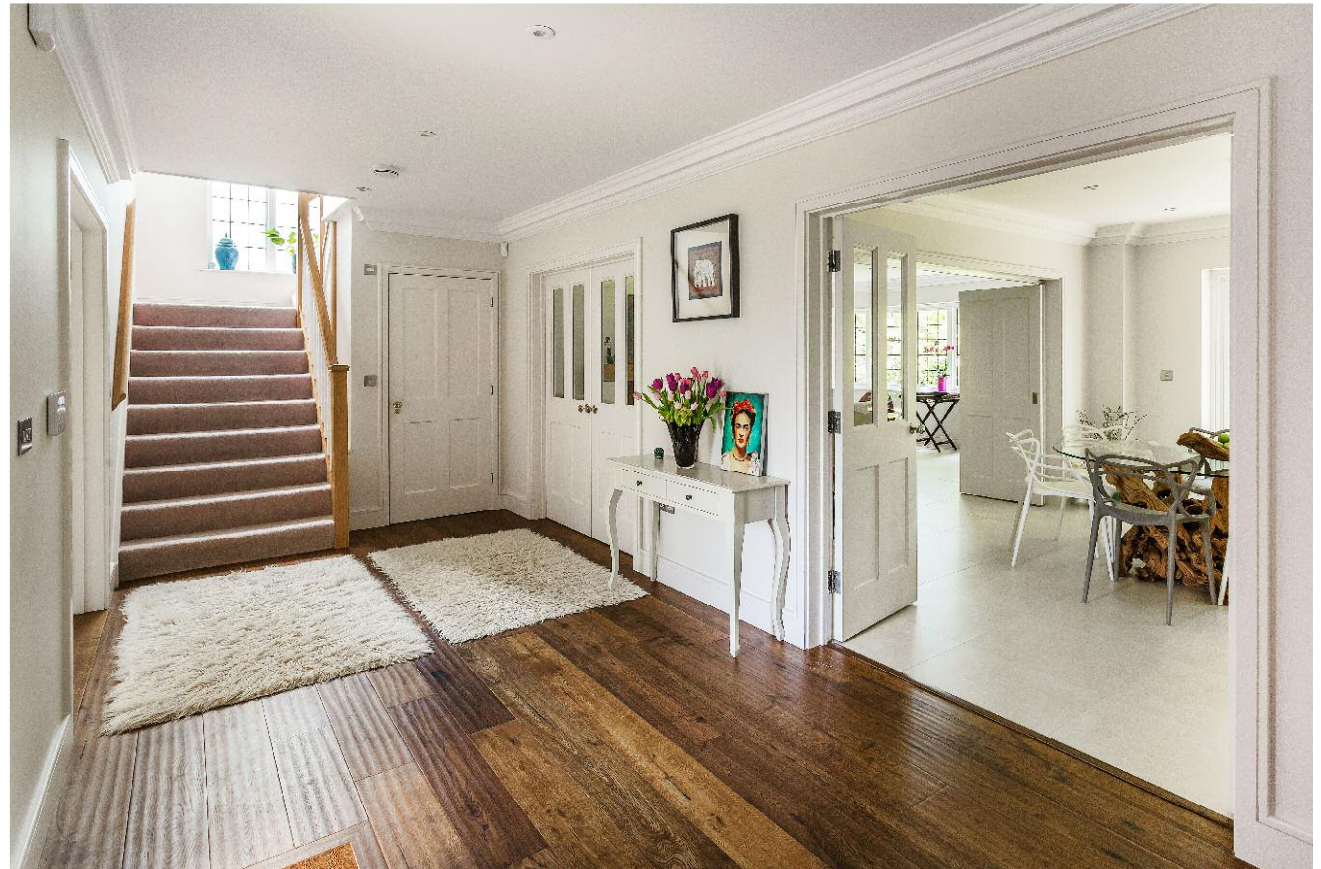


HILL CLEMENTS

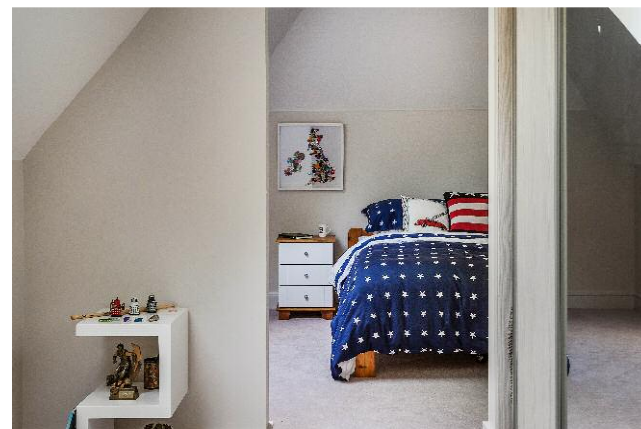
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THE LOCATION

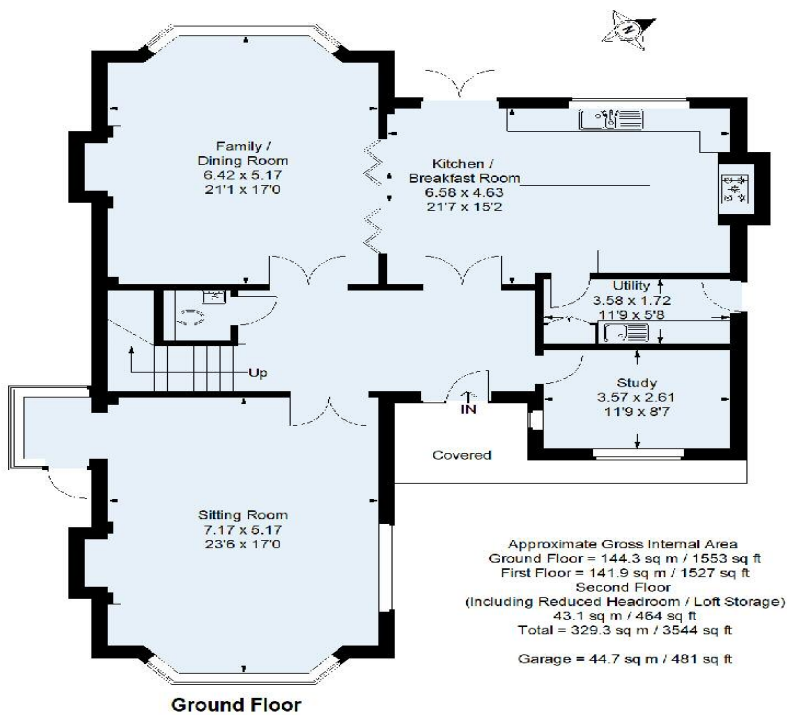
Abbotswood is a highly regarded and well established residential area lying about 1.25 miles north-east of Guildford town centre. The area is extremely convenient being within walking distance of several good local shops and a wide range of sought after schools, including George Abbot, Lanesborough, Tormead, Boxgrove Junior School, Burpham Primary, Guildford High School and Royal Grammar which are all close by. Stoke Park with the Spectrum Leisure Centre, also within walking distance, offers a range of excellent leisure activities. For commuters, the main line station provides a fast, direct service to Waterloo in 38 minutes. By road, there is easy access onto the A3 northbound, at Burpham, connecting with the M25 in about one mile.

THE PROPERTY

Woodlands, a stunning Arts & Crafts style family home, sits handsomely amongst the original Burlingham properties in this popular and leafy conservation area, yet it provides all of the comfort and convenience of modern day family living. With high quality finishes throughout, each room is generously proportioned. Whilst a large house in terms of square footage, Woodlands manages to retain a homely feel and natural flow with the main entrance hall serving all the reception rooms on the ground floor. There is underfloor heating throughout the ground floor along with open fireplaces in both the sitting room and family room. The superb kitchen breakfast and family room runs along the rear of the house with double doors opening out onto a private terrace and lawns. A broad staircase leads to a spacious first floor landing and four bedrooms and three bath/shower rooms. The main bedroom has a stunning vaulted ceiling and there is ample storage with built in wardrobes throughout.

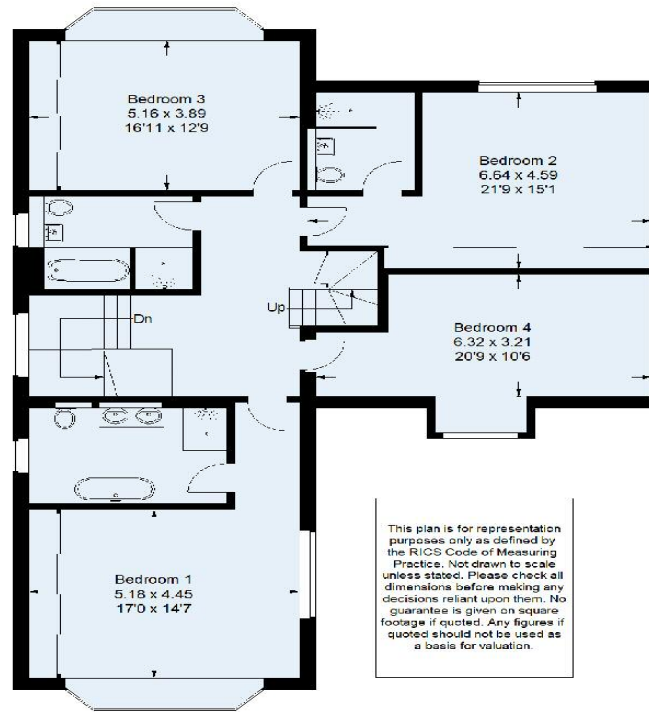
Viewings are recommended to appreciate the individual flair and attention to detail evident in this beautiful family home.





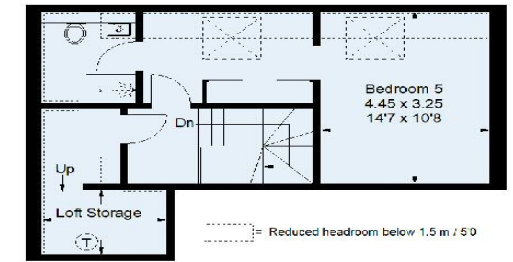
Approximate Gross Internal Area
 Ground Floor = 144.3 sq m / 1553 sq ft
 First Floor = 141.9 sq m / 1527 sq ft
 Second Floor
 (Including Reduced Headroom / Loft Storage)
 43.1 sq m / 464 sq ft
 Total = 329.3 sq m / 3544 sq ft
 Garage = 44.7 sq m / 481 sq ft

Ground Floor

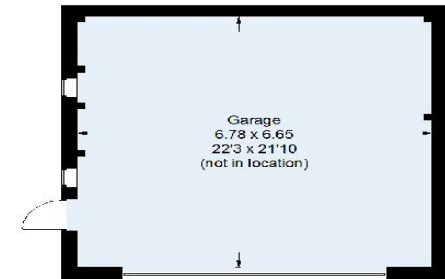


This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



OUTSIDE

DIRECTIONS

From the mini roundabout at the top of Guildford High Street take the London Road and proceed over the traffic lights and pass Guildford High School and Stoke Park. Take the second exit at the roundabout, continuing on the London Road and take the first turning into Abbotswood. Continue a short distance and follow the road around to the right. Woodlands will be found a short distance on your left hand side.



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