



HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991

PRICE GUIDE

£2,000,000

15, Chantry Quarry

Guildford, GU1 3AF

At the very end of this exclusive and convenient development of fifteen contemporary town houses, which were built in 2014 to a bold design, with stunning accommodation arranged over four floors with a lift and roof garden

PROPERTY SUMMARY

15 Chantry Quarry was built in 2014 by local developers Latchmere and it stands right at the end of this unique development of fifteen contemporary town houses. The light and airy accommodation is arranged over four floors with each floor being accessed via stairs or a lift. there is extensive use of glass throughout with feature staircases and a spiral staircase leading to the top floor study and roof terrace. There is also a fine entertaining terrace off the main reception floor and ground floor doors also lead to paved seating areas. On the ground floor an impressive high ceilinged reception hall leads to two bedrooms and two bathrooms, one of which is en-suite, and a large further room, which could be a third bedroom or media room. There is also a cloakroom and utility room on this floor. The first floor comprises a cloakroom, and the stunning large reception room which opens into the kitchen area and there are bi-fold doors to the entertaining terrace, all providing excellent entertaining spaces. The second floor houses the principal bedroom with large en-suite bathroom and there is an interconnecting second bedroom or dressing room, which is served by a shower room. The third floor is accessed via a spiral staircase or the lift and comprises a study which has direct access to the lovely roof garden.

-  4
-  4
-  3







Chantry Quarry is a private development of fifteen houses built in a former chalk quarry, only just over half a mile from the historic High Street. 15 is the very last house at the rear of the development and is therefore very quiet and secluded, being well away from traffic noise. All the excellent amenities of the town, including the shops, restaurants, pubs and bars are all within a short walk, as are the lovely rural walks along the River Wey tow path. The main line station is equally accessible on foot and offers a regular commuter service to Waterloo in 38 minutes. The Yvonne Arnaud Theatre is close by, as is Guildford Rowing Club and many of the town's schools are within walking distance, including The Royal Grammar School, The Girls High School and Guildford County School.







Guildford High Street - 0.5 mile

Guildford main line station - 0.9 mile

Yvonne Arnaud Theatre - 0.5 mile

Marks & Spencer Food Hall - 0.6 mile

G-Live - 1 mile

Royal Grammar School - 0.9 mile

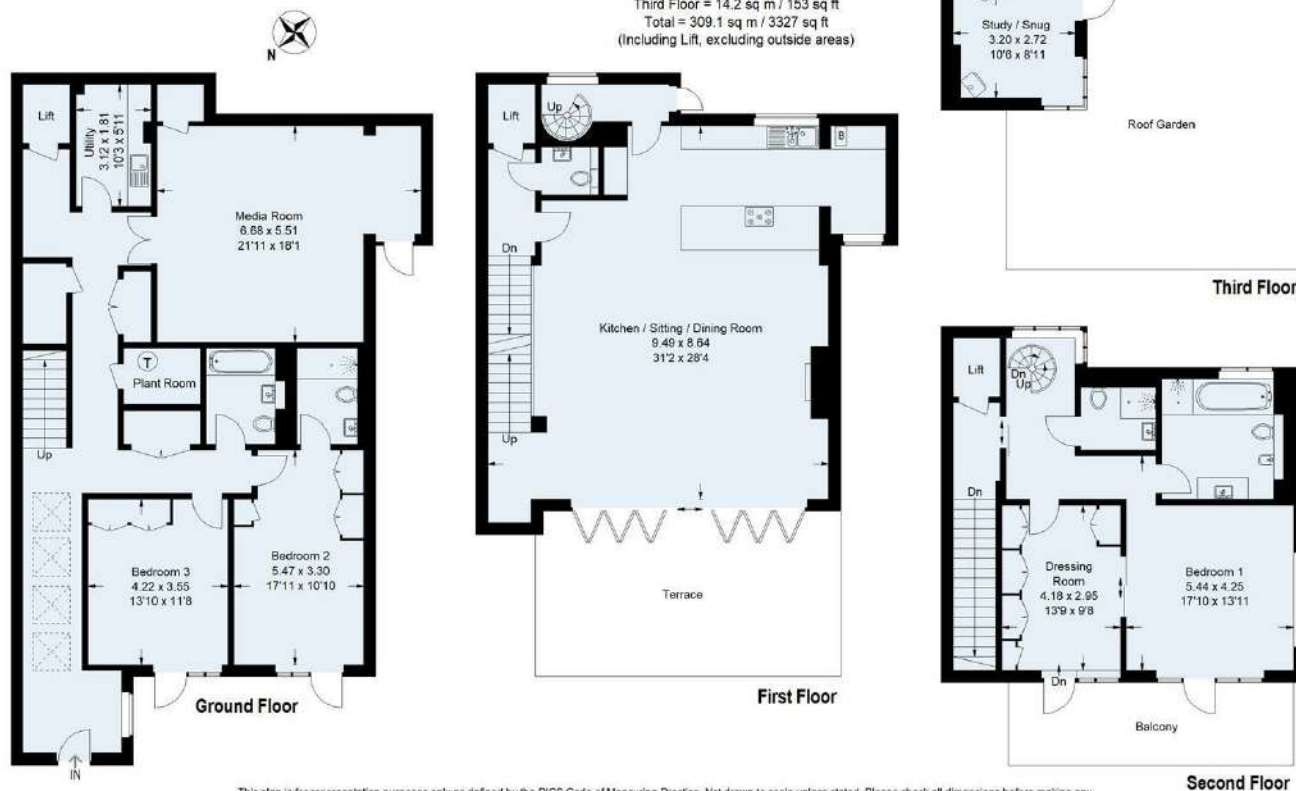
Guildford High School - 1.3 miles



DIRECTIONS

From Guildford's one way system take the A281 Shalford Road, passing the Yvonne Arnaud Theatre, The Weyside pub and Guildford Rowing Club and turn left into Chantry View Road. The entrance to Chantry Quarry is then immediately on the left and is accessed via electric gates. Number 15 is then the last house.

Chantry Quarry, Guildford



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.

LOCAL AUTHORITY
Guildford

TENURE
Freehold

COUNCIL TAX BAND
G

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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