

THE PRIVATE OFFICE
REAL ESTATE

THE FORT



“A striking contemporary home, a stones throw from both the town centre and the Surrey Hills, located on one of Guildford’s finest roads.”


FOUNDER AND CEO



THE FORT



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The Fort is an exceptional contemporary home, placed in an elevated position on one of the finest roads in Guildford. This striking property spans over 4,400 sqft and is finished to the highest of standards. Entirely unique, The Fort offers a perfect blend of family living and entertaining space.

You enter the property on the ground floor, either through the front door or via the double garage. The home is then accessed by keypad or fingerprint entry. Once inside and on the ground floor you'll find there is generous inbuilt storage spanning the length of the hallway. The corridor leads through to an expansive games room, which could remain so, or be repurposed as a gym. This large space benefits from an in-built bar and guest WC. In addition, the ground floor offers a guest bedroom/staff accommodation with an ensuite and a further reception room which is currently used as a cinema.



A stone staircase leads to the first floor, which can also be accessed by the property's external walkway. You will immediately notice the floor to ceiling windows offering an abundance of natural light and far-reaching views across the Surrey Hills. Bi-fold doors line the south facing façade and open up onto the first-floor terrace, offering a seamless indoor/ outdoor living experience.

This floor contains a large eat in kitchen and breakfast bar with top of the range Miele appliances, a Liebherr double fridge and further wine fridge. Off the kitchen lies the main reception room, benefitting from a large gas fireplace and a Bang and Olufsen sound system, creating a perfect space for entertaining. Nestled behind the reception room is the home study, with ample storage this space offers a quiet and convenient space to work from home. The first floor also provides a well-positioned utility room with direct access to the garden, and a further guest WC.



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The stunning cantilevered glass staircase leads to the top floor of this striking home. A very large, openable, sky light makes the top floor bright and open. The master bedroom occupies one wing of the home which includes a sizeable walk-in wardrobe and large ensuite bathroom. The master bedroom has floor to ceiling windows, taking advantage of the elevated position, again showcasing the far-reaching views across the South Downs. A small balcony off the master offers a perfect space for a morning coffee. The guest bedroom is cleverly positioned with a picture window ahead of the bedspace, making this the perfect place to lay-in and soak up the exceptional views. In total, there are 4 bedrooms on the top floor of the home, all benefiting from ensuite bathrooms.

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The home has been built to a high specification with integrated smart home technology including a Lutron lighting system and an integrated Bang & Olufsen sound system.

The home is built to a high eco standard with features such as rain water harvesting to automatically irrigate the garden and thermal solar power.

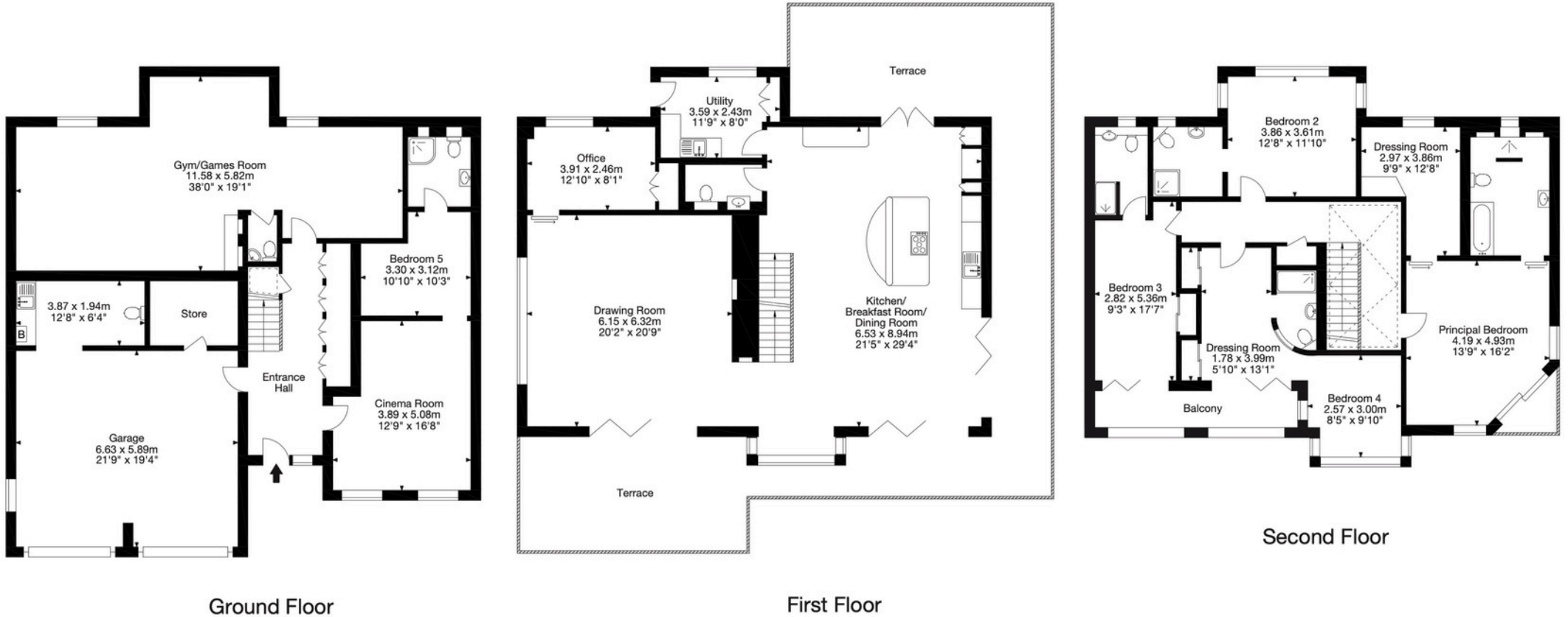
This property also benefits from underfloor heating, an advanced heat recovery ventilation system and air conditioning to the second floor.

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The Fort, Fort Road, Guildford GU1 3TE

Gross Internal Area (Approx.)

Main House = 414.2 sq m / 4,458 sq ft





SPECIFICATION

Guildford, GU1 | £2,950,000 | Five Bedrooms | Five Bathrooms

LOCATION

Fort road is one of the most desirable roads in Guildford.

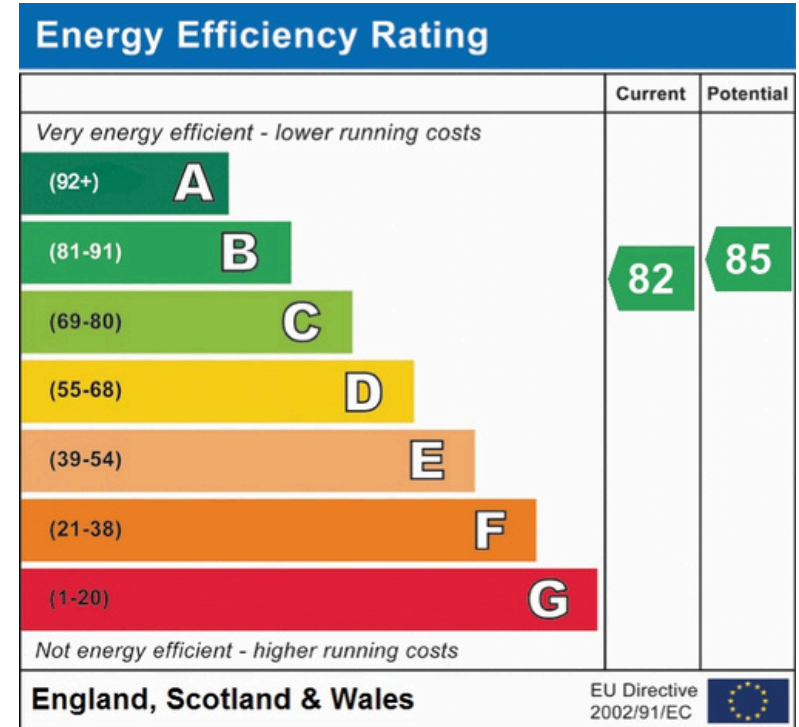
The centre of town lies less than 0.5 a mile away, and the Surrey Hills can be accessed 200m away at the end of the road. The positioning of this home offers the perfect mix of town and countryside living.

Guildford Town Centre provides extensive shopping, restaurants, bars, entertainment, sporting facilities and weekly farmers markets, all set off the historic cobbled high street. Guildford is also home to some of the finest schools in the country, in both the public and private sectors.

Guildford's High Street 0.5 miles, London Road Station, Guildford 1 mile (from 47 minutes to London Waterloo)
Guildford station 1.1 miles (from 37 minutes to London Waterloo),

A3 southbound 2.1 miles,
A3 northbound 2.3 miles, M25 (Junction 10) 9.1 miles,
Heathrow Airport 22.5 miles, Central London 32.5 miles,
Gatwick Airport 34.3 miles
(All distances and times are approximate)

EPC





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Trevor Kearney

tk@theprivateofficere.com

07301 289026

02039 166800

@superprimesurrey



Finn Nicholson

fn@theprivateofficere.com

07979 575112

02039 166800

@fjnproperty

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FIXTURES AND FITTINGS All fixtures, fittings and furnishings i.e. curtains, light fittings and garden statuary etc. are expressly excluded from the sale, but some items may be made available by separate negotiations.

TENURE Freehold

LOCAL AUTHORITY Guildford Borough Council

VIEWINGS Strictly by appointment with the sole selling agents The Private Office: Real Estate

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Details prepared: August 2024 Photographs: Taken August 2024

OFFICE ADDRESS

The Boathouse, Millbrook
Guildford, GU1 3XJ

THE PRIVATE OFFICE : REAL ESTATE LIMITED

Registered in England & Wales No. 14988093

hello@thepriateofficere.com
thepriateofficere.com

REGISTERED ADDRESS

1 Park Road
Hampton Wick, KT1 4AS