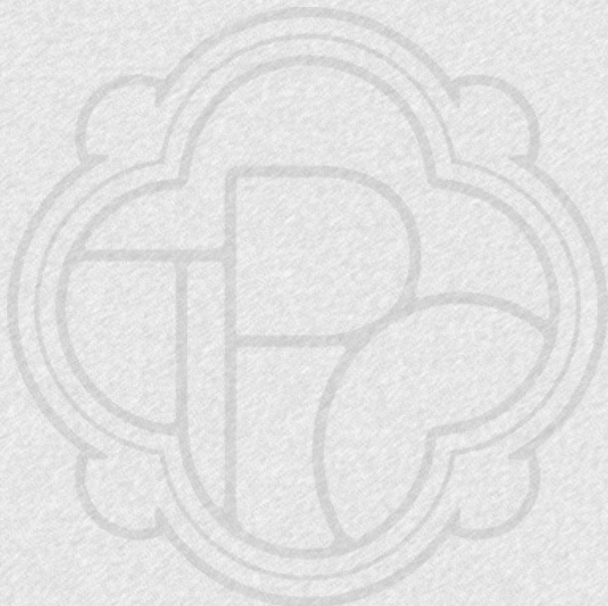


THE FORT



THE PRIVATE OFFICE : REAL ESTATE
THE BOATHOUSE
MILLBROOK, GUILDFORD, GU1 3XJ



A280 080 00888 0



£2,799,950

GUILDFORD



FORT ROAD, GUILDFORD

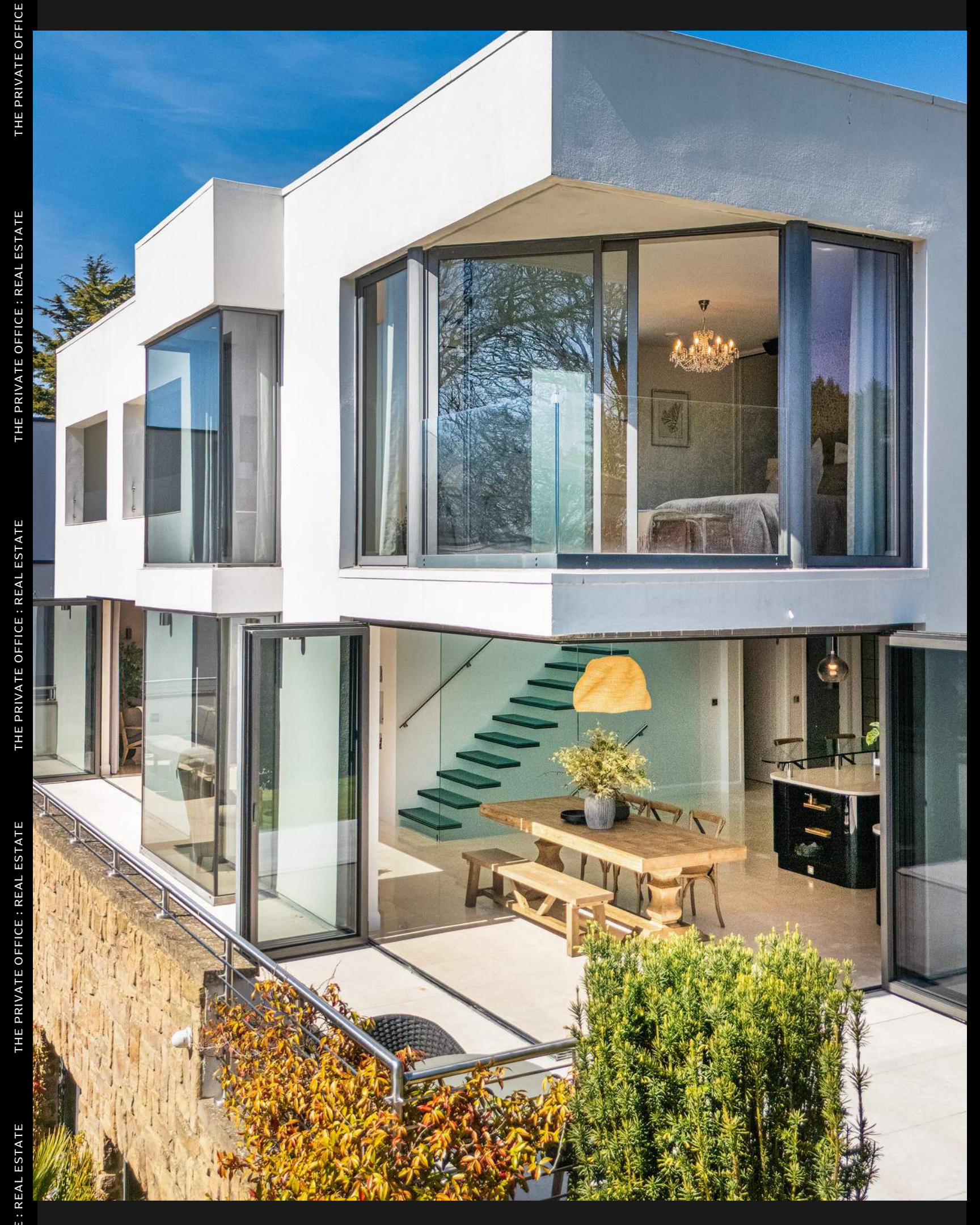
THE FORT

“The Fort is a striking contemporary home, 200 yards from Pewley Down and 0.5 miles to Guildford Town Centre, located on one of Guildford’s finest roads.”

This incredible 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.

This home offers floor to ceiling windows and large bi-fold doors off the main level’s kitchen and family room, providing an abundance of natural light and far-reaching views across the Surrey Hills.

Guide Price
£2,799,950



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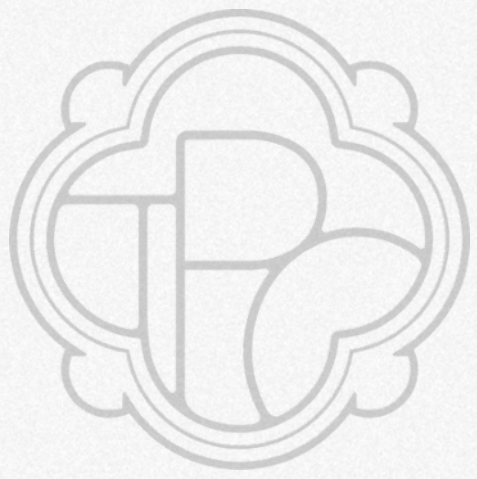




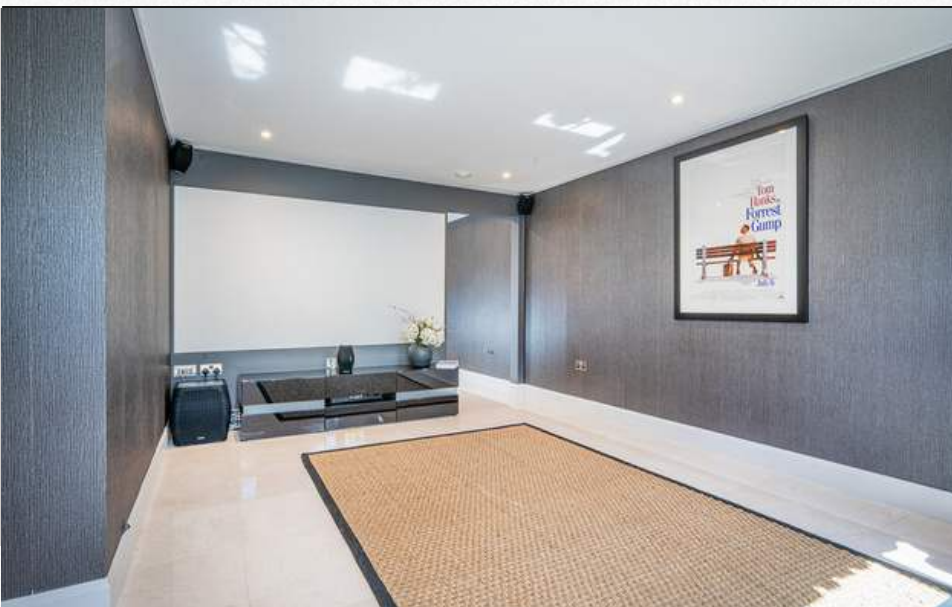
ACCOMMODATION

A stunning cantilevered glass staircase leads to the top floor of this striking home. The principal bedroom suite occupies one wing of the home which includes a sizeable walk-in wardrobe and large ensuite bathroom. This bedroom suite has floor to ceiling windows, along with a balcony which takes advantage of the elevated position, again showcasing the far-reaching views across the Surrey Hills. There are three further bedrooms on this floor, all benefitting from ensuite bathrooms..





THE FORT



The lower level of this home offers incredible space including a double garage, gym, games room, cinema room and further bedroom suite.

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.





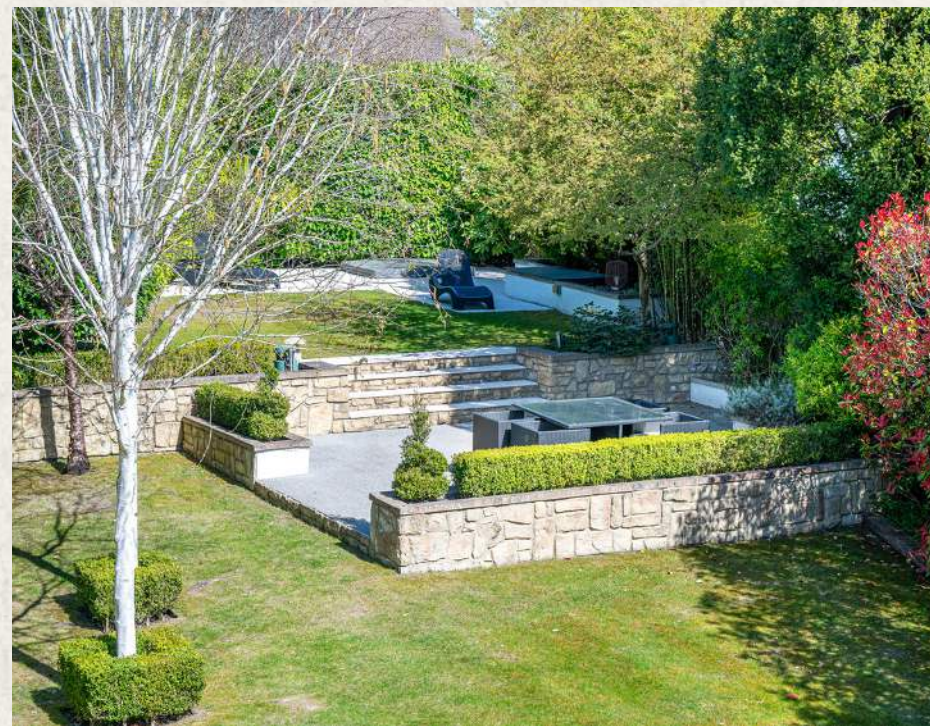
GROUNDS

This incredible home occupies an elevated position on Fort Road. The property sits on a 0.25 acre plot and offers multiple outdoor areas and entertaining spaces.

At the front of the home lies the driveway with parking for multiple cars, as well as direct access to the double garage and main entrance of the home. There is also a terrace located just off the kitchen and family room providing seamless indoor/ outdoor living.

The garden is well appointed with the main section offering a flat lawned area providing space for family fun.

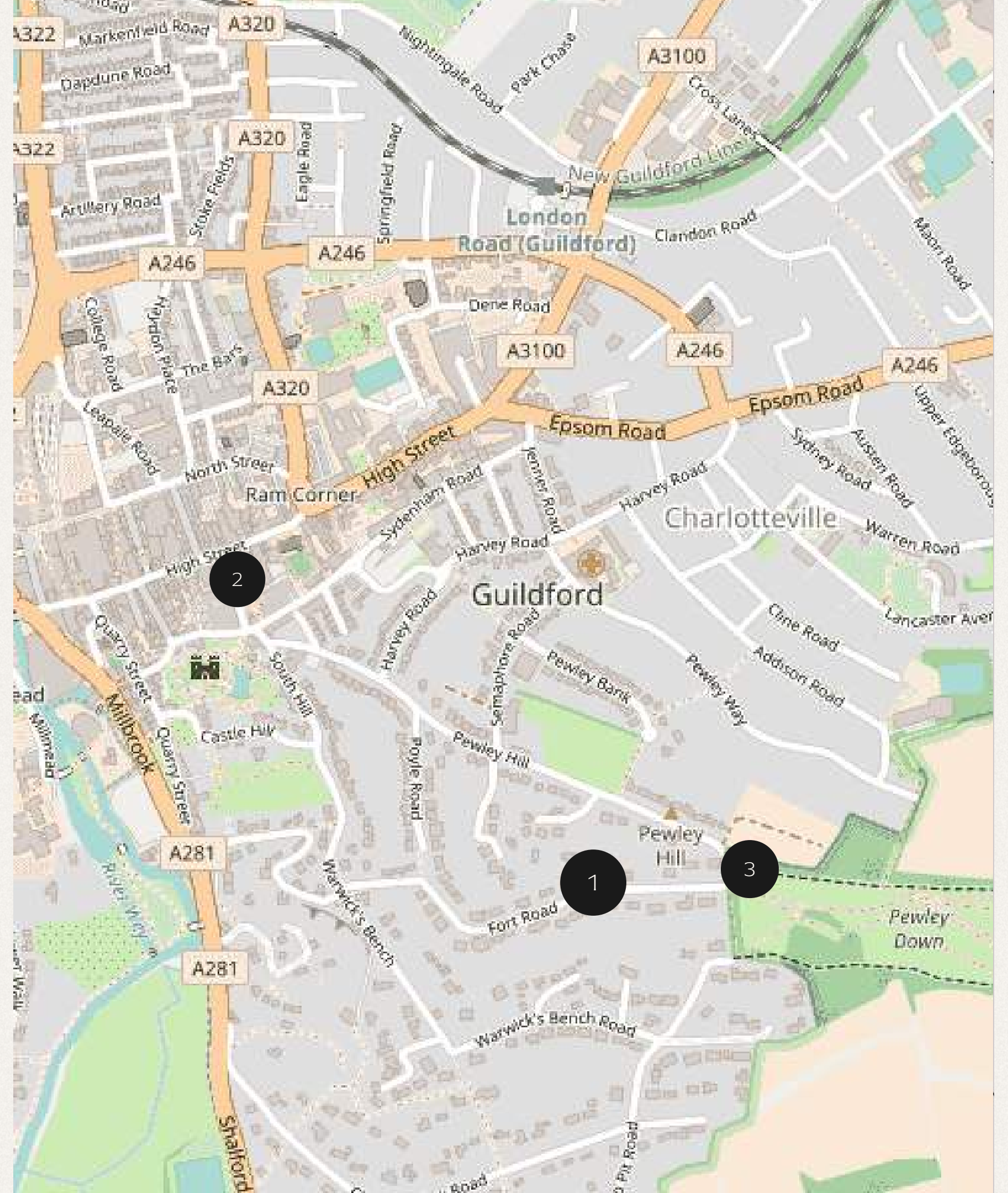
Moving up towards the rear of the garden, you will find a beautiful al fresco dining area as well as further lawned area with a sunken hot tub.



LOCATION

- 1 THE FORT, FORT ROAD
- 2 GUILDFORD HIGH STREET AND TOWN CENTRE
- 3 PEWLEY DOWN AND SURREY HILLS

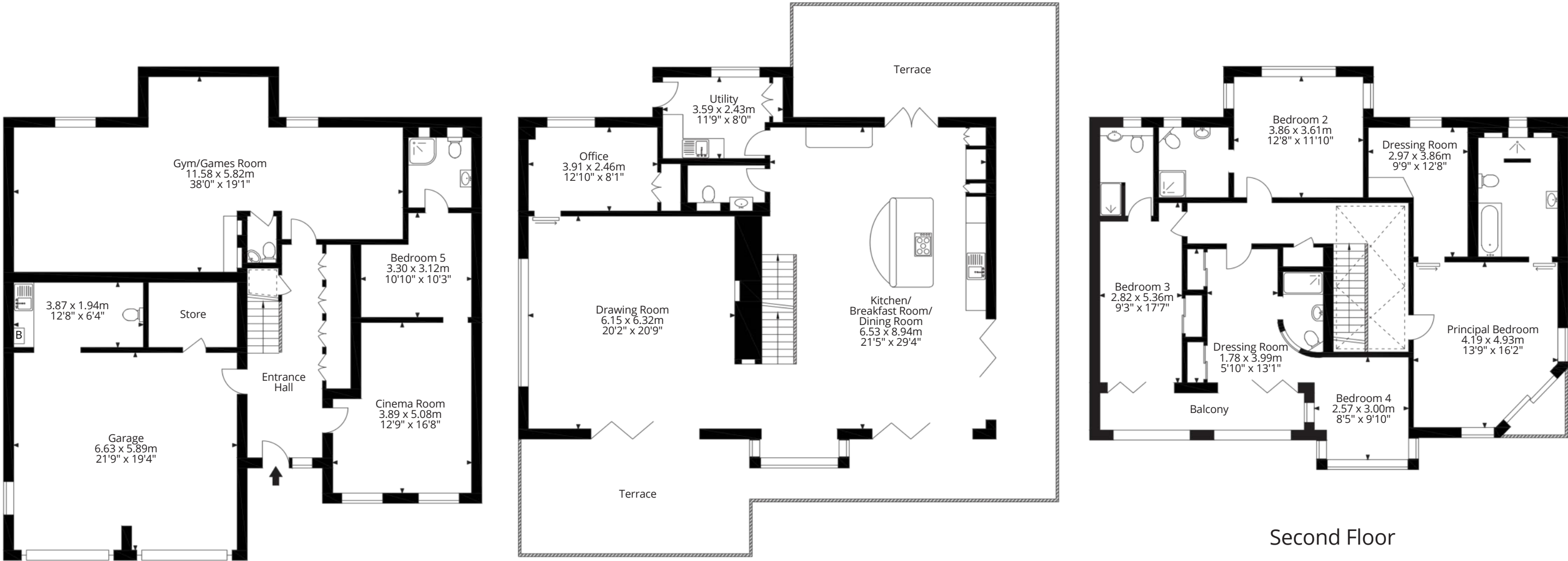
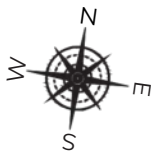
Fort road is one of the most desirable roads in Guildford. The centre of town lies less than 0.5 a mile away, and the Surrey Hills can be accessed 200m away at the end of the road. The positioning of this home offers the perfect mix of town and countryside living. Guildford Town Centre provides extensive 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.



THE FORT, FORT ROAD, GUILDFORD, GU1 3TE

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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



Ground Floor

First Floor

Second Floor





CONTACT

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TREVOR KEARNEY