



Selhurst Place, Horsham Road, Guildford, Surrey, GU5 0LH



# Selhurst Place

HORSHAM ROAD, GUILDFORD, SURREY, GU5 0LH

Freehold

An opportunity to acquire a substantial family home, situated in 1.28 acres of grounds and gardens, with planning permission to extend and re-model to provide an outstanding contemporary four-bedroom home of approximately 4,250 sqft, only six miles from Guildford town centre.

Planning permission has been obtained to create a wonderful family home on this impressive plot, enjoying pleasant views and aspects over the surrounding grounds and gardens. The new home will provide a carefully designed property with a fabulous open-plan kitchen with living/dining area, central to the house, all overlooking the south-facing terrace. In addition, there would be a spacious sitting room and separate study. This well thought out design, then provides a 'bedroom wing' with four double bedrooms, two of which are served by en-suite bathrooms and two others by a family bathroom. Stairs lead to a first floor snug, which will be glazed allowing the occupants to enjoy the surrounding countryside views.

Planning Permission has been obtained via Waverley Borough Council – Reference: WA/2023/02788

Note: Front/exterior elevation CGI images for illustration purposes only. Also, further land available by separate negotiation.

- **PLANNING PERMISSION GRANTED**
- **LARGE OPEN PLAN KITCHEN/LIVING/DINING AREA**
- **FOUR DOUBLE BEDROOMS AND THREE BATHROOMS**
- **SOUTH FACING TERRACE AND GARDENS**
- **OUTBUILDINGS AND GARAGING**
- **CONTEMPORARY DESIGN**
- **SEPARATE SITTING ROOM AND STUDY**
- **APPROXIMATELY 4,250SQFT OF ACCOMMODATION**
- **GROUNDS AND GARDENS OF 1.28 ACRES**
- **ADDITIONAL LAND AVAILABLE BY SEPARATE NEGOTIATION**

## CG GUILDFORD

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

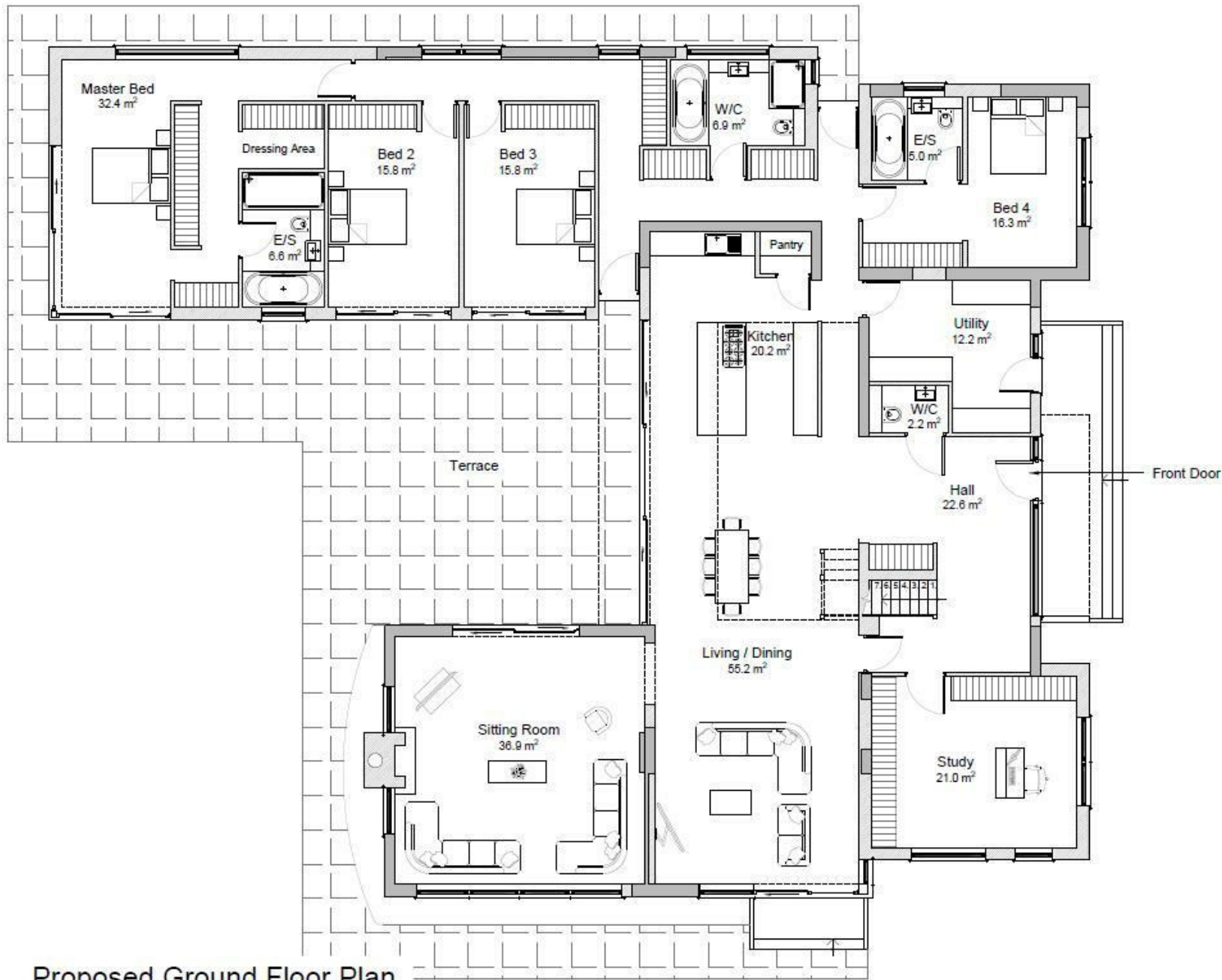
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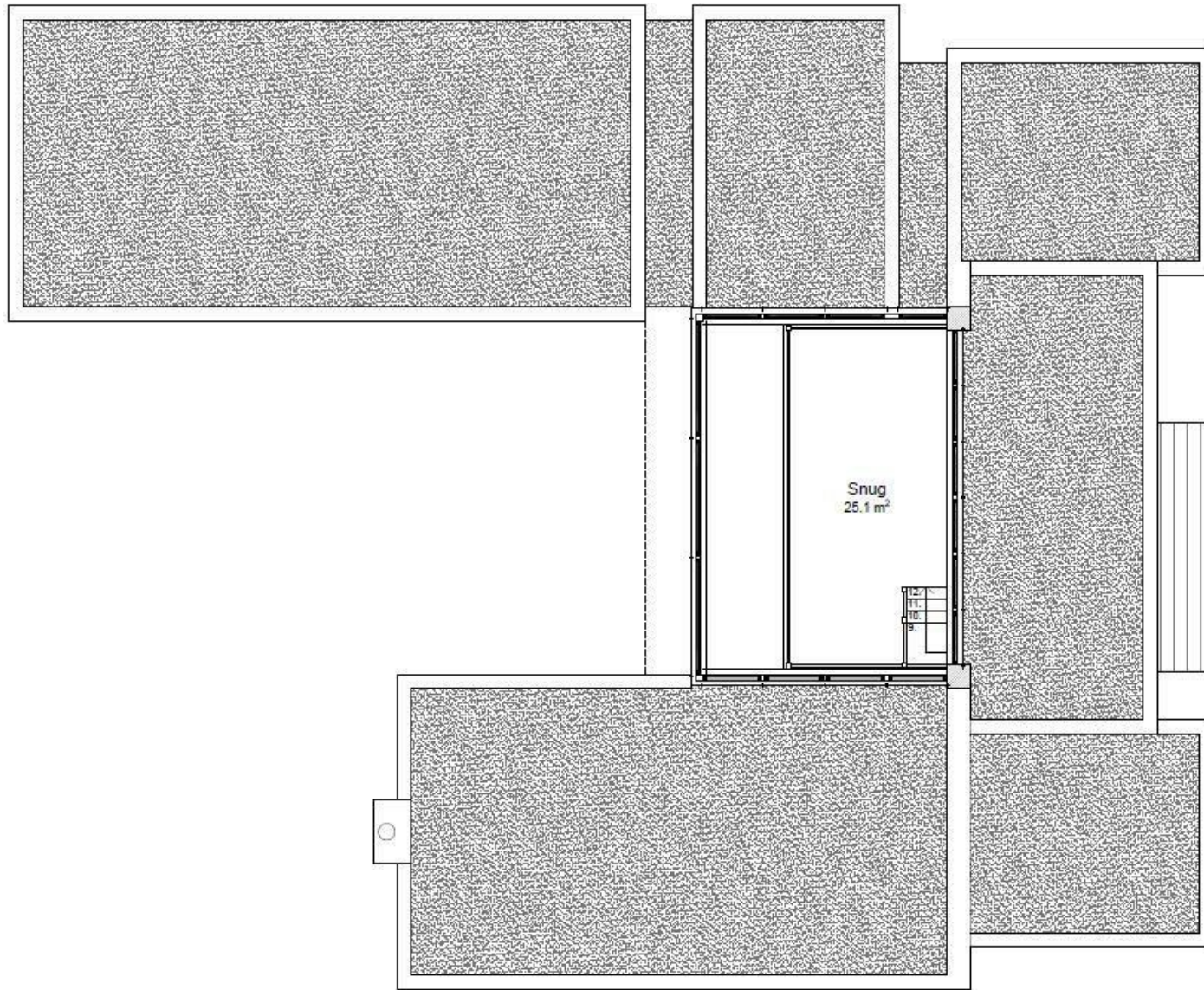
**Local Authority:** Waverley Borough Council | Tax Band G

**Services:** Mains water and electricity connected. Drainage to private system.



Proposed Ground Floor Plan

AREA SCHEDULE: <i>Proposed</i>		
	GIA (above 1.5m height)	GEA
Ground Floor:	311.7 m <sup>2</sup>	349.1 m <sup>2</sup>
First Floor:	36.7 m <sup>2</sup>	45.7 m <sup>2</sup>
<b>TOTAL:</b>		<b>395.0 m<sup>2</sup></b>
GEA INCREASE:		-0.5%



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Proposed First Floor Plan



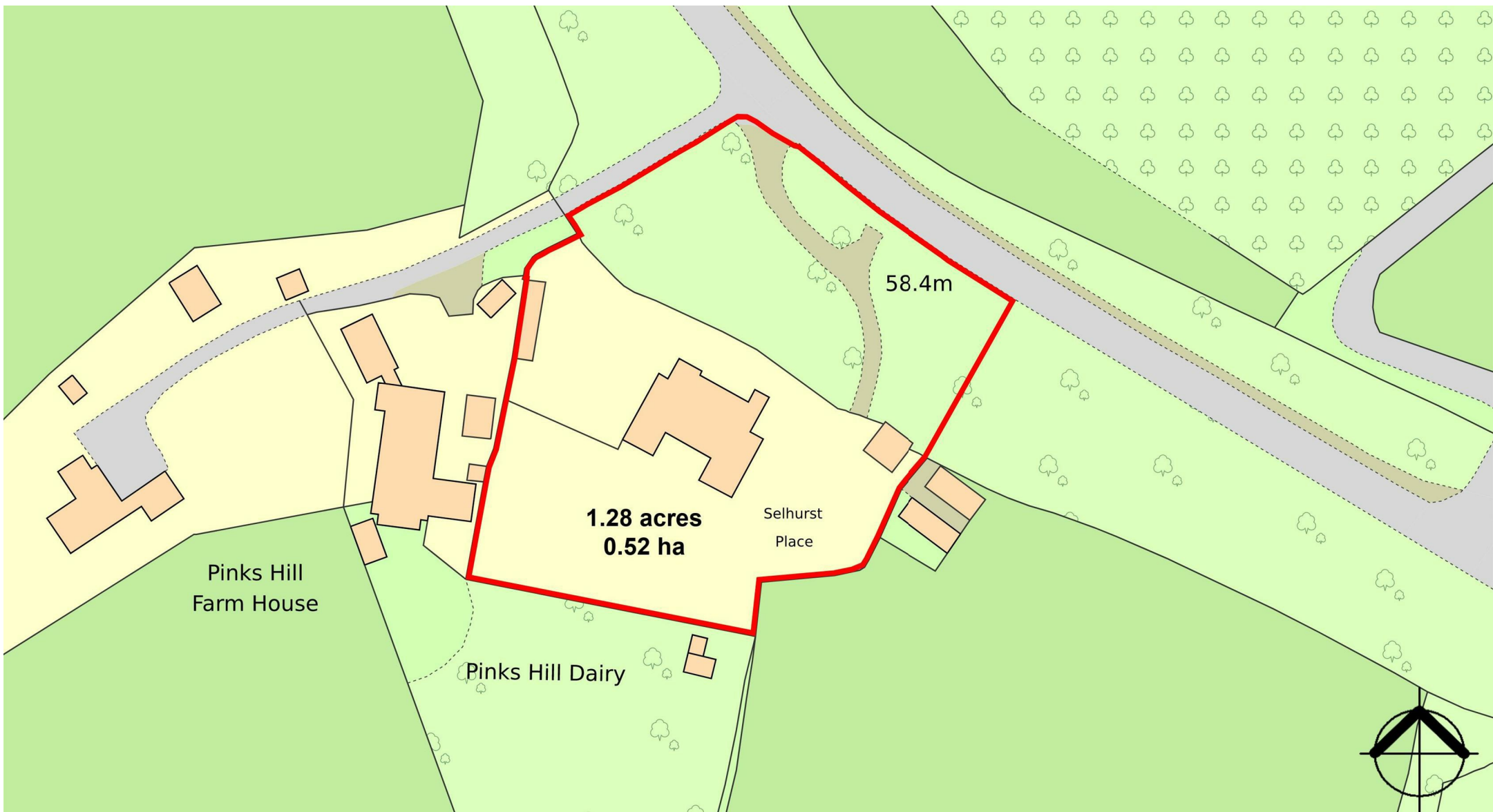


## SITUATION

Situated within the delightful hamlet of Grafham, on the outskirts of Bramley with its village shops and amenities, about 6 miles south of Guildford with comprehensive range of shopping and recreational facilities as well as mainline station with fast service to Waterloo and access to the A3 for the M25 and central London. Nearby Cranleigh provides health centre, library, leisure centre and range of shops including butcher, fishmonger, M&S 'Simply Food' and two supermarkets. There is a choice of excellent private and state schools plus miles of open countryside ideal for walking, cycling and horse riding.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			75
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





**AGENT'S NOTE**

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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