

# The Fort, Guildford, Surrey

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Nestled atop a **commanding vantage point** along one of Guildford's premier addresses, stands a remarkable contemporary residence built to exacting standards.

### Summary of accommodation

**Ground Floor:** Entrance hallway | Games room/gym and cloakroom | Cinema room, or guest bedroom with dressing room and en suite shower room | Cloakroom

**First Floor:** Spectacular open-plan living: kitchen, dining room and drawing room | Office | Utility room | Cloakroom | Wraparound terrace

**Second Floor:** Principal bedroom suite with dressing room, en suite bathroom and balcony | Three further bedrooms, all with en suite shower rooms | Shared balcony to bedrooms two and three | Dressing room or study area to bedroom two

**Garden and Grounds:** Integral double garage with plant room and store | Gated driveway parking for several cars | Landscaped garden with tiered levels, multiple entertain areas | Sunken hot tub

In all about 0.25 acres

### Distances

Guildford's High Street 0.6 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)



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## Situation

Fort Road is arguably one of Guildford's premier roads set in an elevated position with far reaching views and close access to the Surrey Downs. Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London.

Guildford provides extensive shopping, restaurants, bars, entertainment, and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.

## Schools

Royal Grammar School and Royal Grammar Preparatory School, Tormead, Guildford High School, George Abbott School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford Country School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine's, Charterhouse, Aldro.





## Amenities

G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesden Golf Course.

## The property

The Fort is a striking, contemporary home finished to incredibly high standards. Arranged over three floors, the property spans over 4,400 square feet of well balanced accommodation well suited for family living.

On entering, the ground floor opens into a bright entrance hallway with modern clean lines and mirrored wardrobes providing excellent storage. To the right of the hallway is a cinema room, which could also be used as a guest bedroom with the benefit of an en suite bathroom. An expansive games room and gym spans the width of the back of the house and has a bar area. The integral garage can be accessed from the hallway, and there is a utility space, plant room and store.

A sleek stone staircase leads up to the first floor and into the superb open-plan kitchen and dual reception room. Floor-to-ceiling windows allow natural light to flood the room and bi-folding doors open to the wraparound terrace, perfectly connecting the house to the garden. The bespoke kitchen is fitted with modern units and Quartz stone worktops with integrated Miele appliances including a Leibherr double fridge with wine fridge and a central island with a breakfast bar for casual dining, which sits alongside space for a more formal dining setting. A utility room is found off the kitchen with access out to the rear garden. The drawing room leads from the kitchen and has a feature fireplace and provides ample space for entertaining, and a useful office is found off this room to the rear of the property.





A feature cantilevered glass staircase leads up to the second floor, where the bedroom accommodation can be found. The principal bedroom occupies the right-hand side of this floor with a dressing room and en suite bathroom and enjoys far-reaching views to the countryside beyond through full height windows and sliding doors with access out to a corner balcony.

The three further bedrooms all have en suite bathrooms, one of which also has a dressing room and access to a balcony.

The home has a superb specification including underfloor heating, an advanced heat recovery ventilation system, air conditioning to the second floor, Lutron lighting system and integrated Bang & Olufsen sound system.





# Specification

## Kitchen

- Bespoke fitted kitchen
- Quartzstone worktops
- Miele appliances including twin ovens, a combination microwave oven, warming drawer and dishwasher
- Liebherr double fridge including wine cooler
- DeDeitrich induction hob with a Miele pop up extractor
- Boiling water tap

## Security Systems Overview

- Intruder alarm system – insurance approved with audible intruder alarm
- The system can be armed/disarmed from keypads located at the front door and principal bedroom
- Hard wired IP CCTV system which includes four eyeball cameras

## Ventilation System

- The whole house has Nuair heat recovery ventilation system that provides a constant supply of clean air throughout the property
- Integrated air conditioning fitted to upper floor (all bedrooms independently controlled) – App based

## Audio, Visual and Lighting System

- Lutron lighting system installed throughout
- Low voltage LED lighting
- Controls curtains and blinds
- Controls roof light
- Beautifully constructed scenes
- Includes outside lighting
- All lighting can be turned off from the principal bedroom or front entrance
- Switches can be programmed to control any light in any room on the system
- Remote feature to control gate and garage door
- Integrated Bang and Olufsen sound system with speakers positioned in the Drawing room (linked to LG TV), Kitchen (linked to LG TV), Office, Gym & Games room (linked to LG TV), Principal bedroom and Garden

- Whole home mesh WiFi system that provides powerful WiFi to cover every corner of the home (and garden)
- Superfast Fibre
- Hard wired internet connection to every room (these run to the plant room)
- TV points have various cables for connections to Freeview, Sky, DAB and FM radio
- Cat 6e cable throughout the property

## Additional Internal Features

- Glass cantilever staircase
- Large glass roof-light with remote opening
- Cinema room including LED feature lighting
- Villeroy & Boch Sanitaryware throughout
- Gazco Studioline fireplace to living room
- Automated blinds and curtains
- Marble flooring to all floors (bedrooms have carpet)
- Flush bifold doors (marble continues from inside to outside)
- Built in cupboards
- Integrated water softener

## External Features


- Electric up & over garage doors
- Fingerprint recognition lock to internal garage/house entry
- Electric gates with intercom and remote entry
- Automated irrigation system (utilising rainwater harvested from the roof)
- Recessed hot tub

## ECO

- EPC Rating: B
- Rainwater harvesting – feeds toilets and irrigation system
- Solar panels
- Ultra-low voltage lighting

Approximate Gross Internal Floor Area  
414.2 sq m / 4458 sq ft (Including Garage)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

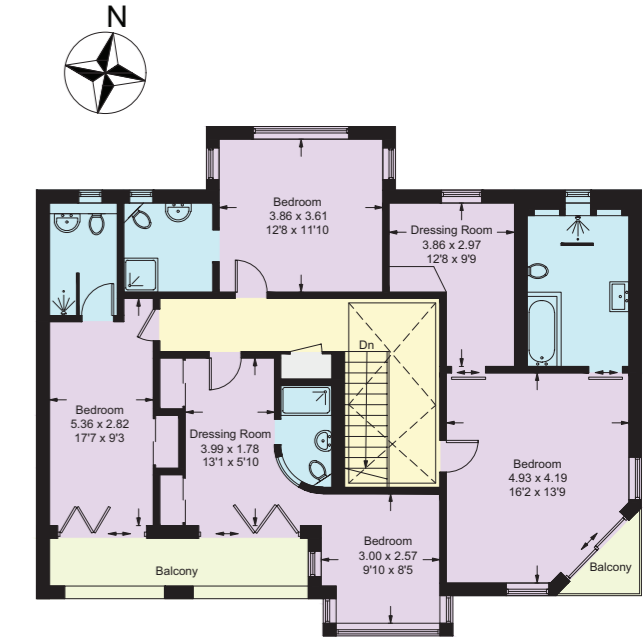
 = Reduced headroom below 1.5m / 5'0"









Ground Floor



First Floor



Second Floor

-  Reception
-  Bedroom
-  Bathroom
-  Kitchen/Utility
-  Storage
-  Outside





## Garden and grounds

The house sits behind a gated entrance with keypad entry and a driveway with parking for several cars, along with a double garage. Steps lead to the tiered garden, with the first tier enjoying a water feature. The terrace wraps around the first floor of the house and perfectly extends the entertaining and dining space outside. An area of lawn sits alongside the terrace

and has excellently maintained box-hedging and borders with mature shrubbery. An outdoor kitchen and a play area sit to the rear of the garden and a sunken hot tub occupies a private position.





## Services

We are advised by our clients that the property has mains water, electricity, drainage, and gas central heating.

## Directions

**Postcode:** GU1 3TE

**What3words:** ///spots.skills.salad

## Viewings

Viewing is strictly by appointment through Knight Frank.

## Property information

**Tenure:** Freehold

**Local Authority:** Guildford Borough Council:  
01483 505050

**Council Tax:** Band H

**EPC Rating:** B



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2024. Photographs and videos dated January 2024.

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