

Cherry Orchard, Fort Road, Guildford





On Guildford's **most sought-after** central road, just a short distance from the beautiful country walks of the Pewley Downs and yet under half a mile to the High Street.

Summary of accommodation

Ground Floor: Formal reception hall | Open plan kitchen/dining room and family room | Formal dual aspect drawing room
Orangery with music room | Utility room with cloakroom

First Floor: Five double bedrooms | Three suites | Main bathroom

Second Floor: Studio / bedroom six | Study space or plumbing for potential further bathroom

Lower Ground Floor: Various store rooms including second utility/plant room and garden store

Garden and Grounds: Electric gated entrance and block paved driveway | Attached garage/studio | Wrap-around sun terrace
Spectacular mature gardens | Substantial cut flower and kitchen gardens | Pool house with changing and cloakroom | Heated swimming pool

In all about 0.65 acres

Distances

Guildford's High Street 0.5 miles, London Road Station, Guildford 0.9 miles (from 47 minutes to London Waterloo)
Guildford station 1 miles (from 37 minutes to London Waterloo), A3 (southbound) 2 miles, A3 (northbound) 2.2 miles
M25 (Junction 10) 9 miles, Heathrow Airport 22.2 miles, Central London 32.3 miles, Gatwick Airport 34.1 miles
(All distances and times are approximate)



Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford
GU1 3DE
knightfrank.co.uk

James Ackerley
01483 617920
james.ackerley@knightfrank.com

Morten Boardman
01483 617930
morten.boardman@knightfrank.com



Situation

Cherry Orchard stands in a commanding elevated position, on what is often referred to as the best road in central Guildford. Fort Road adjoins Pewley Downs, part of the Surrey Hills Area of Outstanding Natural Beauty, with open chalk downlands, providing stunning walks, yet within easy walking distance of the High Street and main line station.

Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London, and 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

Tormead, Guildford High School, George Abbott School, Royal Grammar School and Royal Grammar Preparatory 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

Cherry Orchard has recently undergone an extensive redevelopment to offer the incoming purchaser exceptional accommodation ideally suited for modern family living.

On entering, the impressive reception hall opens into the spectacular open-plan kitchen and double reception room that offer views over the gorgeous gardens and Surrey Hills beyond. The kitchen has sleek modern cabinets, integrated appliances, and a central island with a breakfast bar for casual dining. The formal dining space has a dual aspect, offering magnificent views over the garden, and doors lead out to the terrace to seamlessly connect the dining and entertaining space outside. The living space is separated from the dining area by a dual-fronted fireplace with a wood-burning stove, providing a more casual entertainment space.





The formal drawing room sits to the left of the living room and is exceptionally bright with a southerly aspect and large windows allowing natural light to flood the room and includes a further central fireplace. Double doors lead to a beautiful music room and orangery from the internal hallway, fully glazed this offers panoramic green views and provides a charming additional space connecting the house to its beautiful gardens.

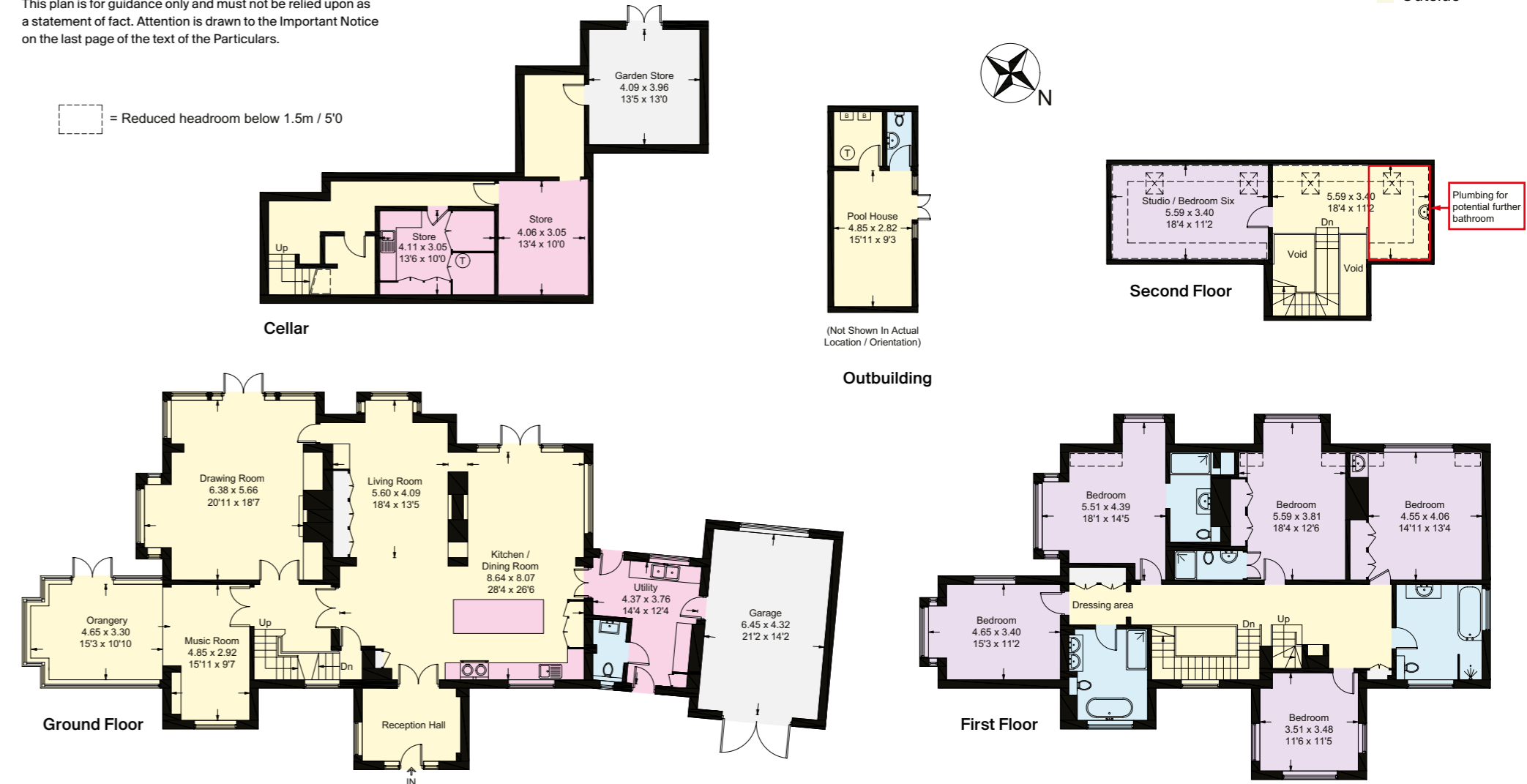
The first floor has a welcoming landing with a feature staircase leading to the second floor. The five bedrooms are of generous proportions, three of which have en suite shower rooms. There is a further family bathroom with a sculptural free-standing bath. Three larger bedrooms sit at the back of the house and have far-reaching views over the garden and vista beyond. The second floor has a useful studio/sixth bedroom, and plumbing is in place to create a potential further bathroom should the need be required.

A useful utility room sits adjacent to the kitchen and has access to the garage/studio, a guest cloakroom, and access to both the front and rear of the house. The lower ground floor has a cellar space with various storerooms, including a second utility/plant room and a garden store.

Approximate Gross Internal Floor Area
 411.0 sq m / 4424 sq ft
 (Including Garage & Excluding Void)
 Cellar = 68.9 sq m / 742 sq ft
 Outbuilding = 19.5 sq m / 210 sq ft
 Total = 499.4 sq m / 5376 sq ft

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





Garden and grounds

The gardens of just under three quarters of an acre are a particularly fine feature of this impressive home. The house sits back from the road and has an electric gated entrance with a block paved driveway with parking for several cars and provides access to the garage which is currently used as a studio. The paved terrace runs from the front of the house around the orangery to the rear and enjoys a south-westerly aspect. It is a real suntrap with views over the spectacular mature gardens with substantial kitchen and cut flower gardens on the lower level. The swimming pool sits in a secluded and private space behind hedging with a flagstone surround. The pool house has a changing room and cloakroom.

Services

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

Directions

Postcode: GU1 3TB

What3words: ///debate.sports.moved







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: D



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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