



Abinger House, Guildford, Surrey





An imposing, **contemporary and beautifully presented home** built in 2013 located next to the Merrow Downs and Guildford Golf Club and just 1.6 mile from Guildford's upper High Street.

Summary of accommodation

Ground Floor: Entrance hall | Kitchen/family room | Drawing room | Dining room | Study | Utility room | Cloakroom

First Floor: Principal bedroom with en suite | Guest bedroom suite | Three further bedrooms | Family bathroom

Garden and Grounds: Double garage | Off-street parking for two cars | Attractive front garden | Southwest-facing rear garden

Direct access via secure lockable gate on to the 18th hole at Guildford Golf Club and the Merrow Downs

In all approximately 3582 sq ft

Distances

Guildford's Upper High Street 1.6 miles, Central London 31.8 miles

London Road Station, Guildford 1.7 miles (from 47 minutes to London Waterloo), Guildford station 2.3 miles (from 37 minutes to London Waterloo)

A3 (Guildford) 2.2 miles, M25 (Junction 10) 8.8 miles, Heathrow Airport 21.8 miles, Gatwick Airport 23.7 miles

(All distances and times are approximate)



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Situation

On the edge of a beautifully manicured 18-hole golf course lies a secluded home that encapsulates everything you require from a luxury home. 10 Downs Drive was built by Berkeley Homes in 2013 and borders the Surrey Downs, only 1.6 miles from Guildford, yet within a short walk of the local shops at Merrow. Guildford is the historic and vibrant county town of Surrey, offering first-class entertainment and shopping, and is a gateway to some of the most stunning scenery in the South East of England.

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.

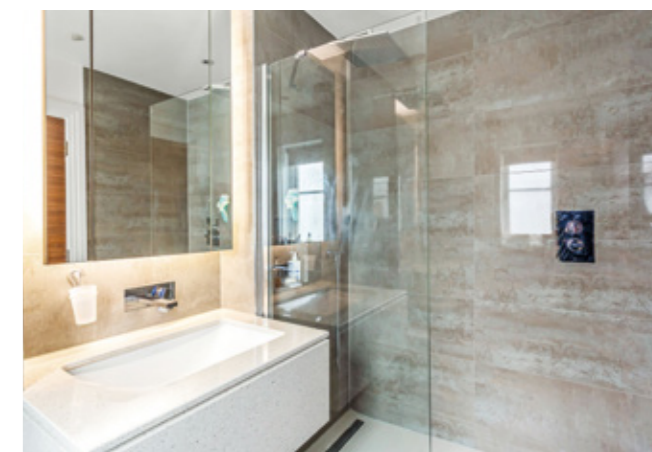
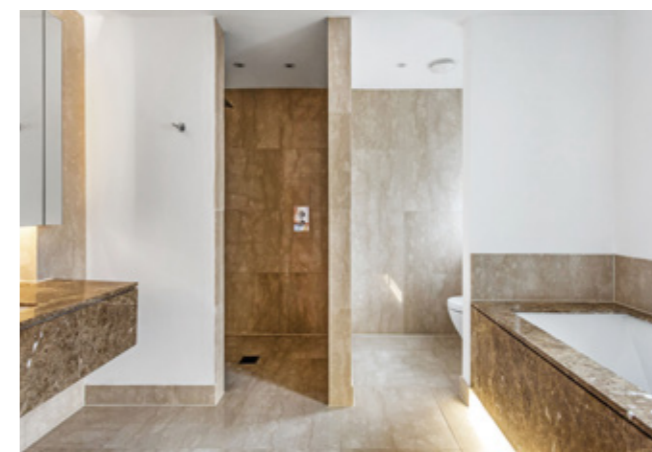
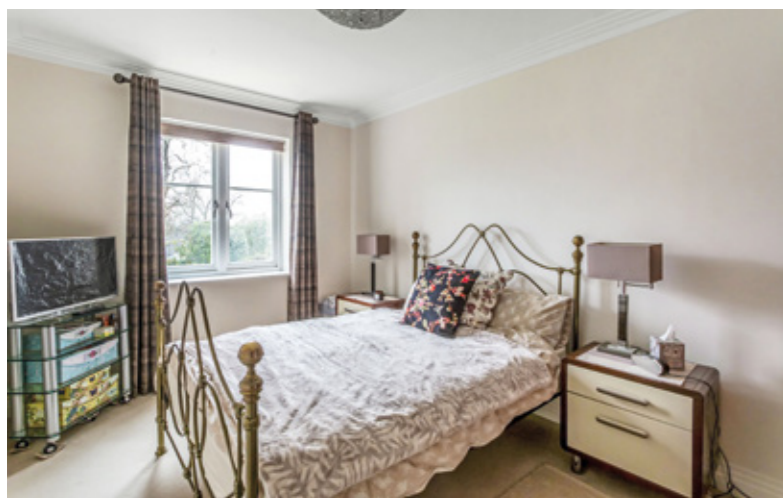
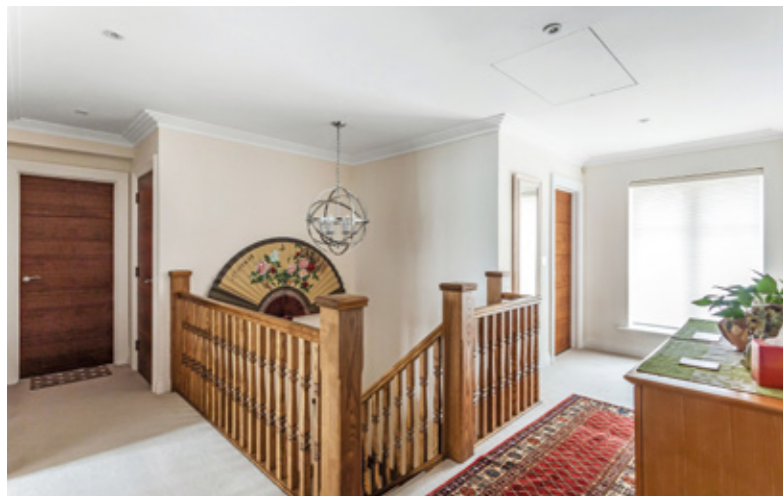
The property

Built to the highest Berkeley Homes standards and specifications, this five bedroom and three-bathroom detached home in this exclusive development features a ceiling height of over 2.5 metres and private patios with bi-fold doors, which lead on to a secluded landscaped garden.

The concept of the interior has been to concentrate on elements of natural stone, English craft joinery and luxury finishes. With modern, fully integrated appliances, the kitchen features classic stone work surfaces. It includes an integrated wine cooler, a 5-zone induction hob, two ovens and a microwave oven. A useful utility room sits adjacent to the kitchen with access to both the garage and rear garden. The kitchen is open-plan to a superb family room with space for casual dining and entertaining, and bi-folding doors extend this space outside to the patio. The reception space in the house is generous, with a separate formal dining room and drawing room, along with a study on the ground floor.

The first floor houses the bedroom accommodation, and the principal bedroom features several built-in wardrobes and a luxurious marble en suite bathroom. The second bedroom has a walk-in wardrobe and en suite shower room, and the additional three bedrooms have access to a family bathroom with a separate bath and shower.

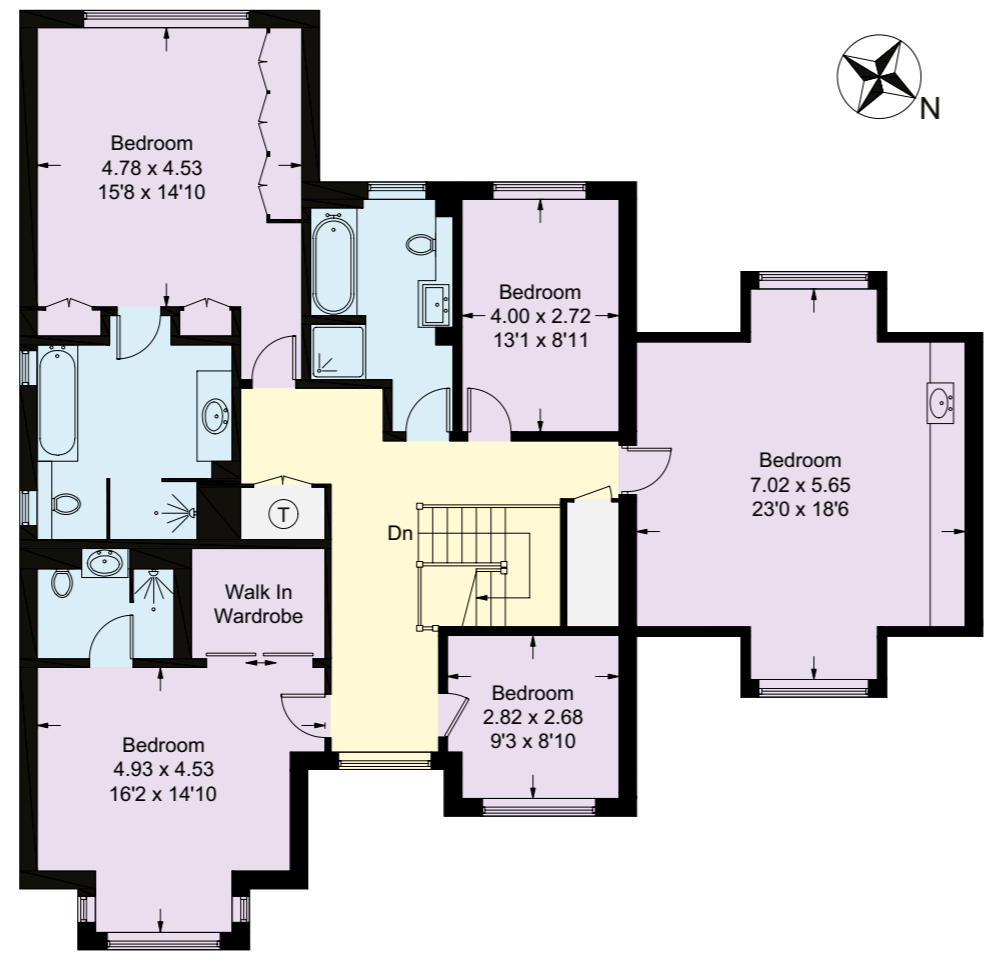
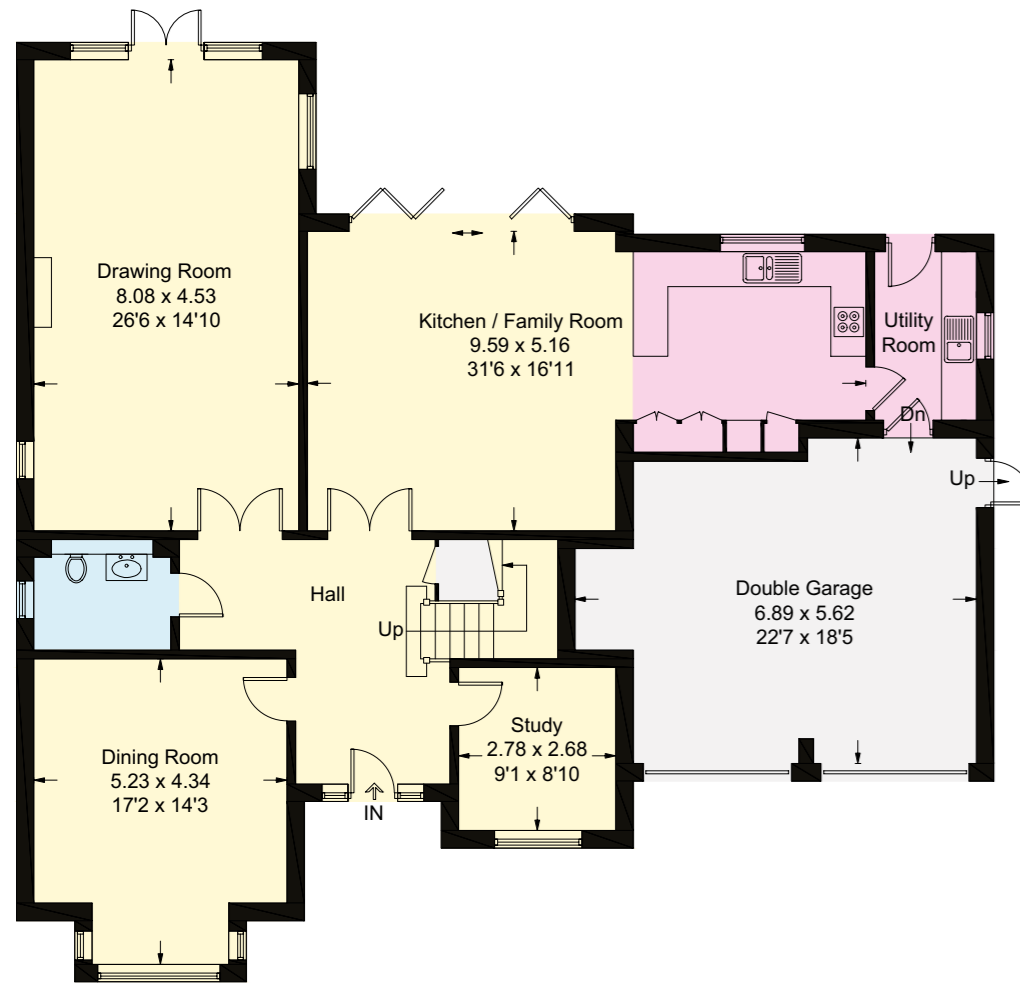
The property features underfloor heating throughout and is pre-wired to enable the option of a multi-room sound system and is fully alarmed.



Approximate Gross Internal Floor Area
332.8 sq m / 3582 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.

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



Garden and grounds

The beautifully landscaped garden is perfect for al fresco dining on the secluded patio, set against the picturesque backdrop of the trees bordering the property. On the other hand, if a more active pursuit is what you're after, a short walk along the woodchip path will lead you through a private, secure gate and on to the 18-hole golf course, where just beyond the expansive open space of the Merrow Downs. There is a double, integral garage with electric up and over doors and driveway parking.

Services

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

Directions

Postcode: GU1 2WH

What3words: basic.submit.onion

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: C





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 February 2024.

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