

Primrose Drive, Boxgrove Avenue  
Guildford, Surrey

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Built by Tilney Morris Homes is this **prestigious new development** of just three detached five bedroom luxury homes, located a short distance from Guildford town centre and train station.

## Summary of accommodation

### Plot 1

**Ground Floor:** Two reception rooms | Kitchen/dining room | Utility room | Shower room | Integral garage

**First Floor:** Four bedrooms | Three bathrooms (two of which are en suite)

**Second Floor:** Principal bedroom with en suite

**Gardens and Grounds:** Landscaped garden | Integral garage | Driveway parking

In all about 0.2 acres



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## Situation

Primrose Drive is a niche development offering a unique opportunity to live in the heart of some of Britain's best countryside. The location provides excellent transport links with Guildford's London Road train station being just 1.1 miles away, and the A3 within two miles' which provides direct access to the M25. The perfect location for those who want the very best of both town and country living.

## Schools

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

## Distances

Guildford's Upper High Street 1.2 miles, London Road Station, Guildford 1.1 miles (from 47 minutes to London Waterloo), Guildford station 1.9 miles (from 37 minutes to London Waterloo) A3 (northbound) 1.1 miles, A3 (southbound) 1.8 miles, M25 (Junction 10) 7.2 miles Heathrow Airport 20.5 miles, Central London 31 miles, Gatwick Airport 32.4 miles (all times and distances are approximate).



Established in 2018, Tilney Morris Homes brings together the remarkable expertise of 20 years in property investment and construction to form a dynamic development company. The company is proud to produce luxury high-end homes, offering flexible layouts to cater for modern family needs.



## Primrose Drive

Known for their high quality of build, local developer Tilney Morris Homes are proud to present Primrose Drive in Boxgrove Avenue: A prestigious development of just three detached five-bedroom luxury new homes located in Guildford, completed in March 2024.

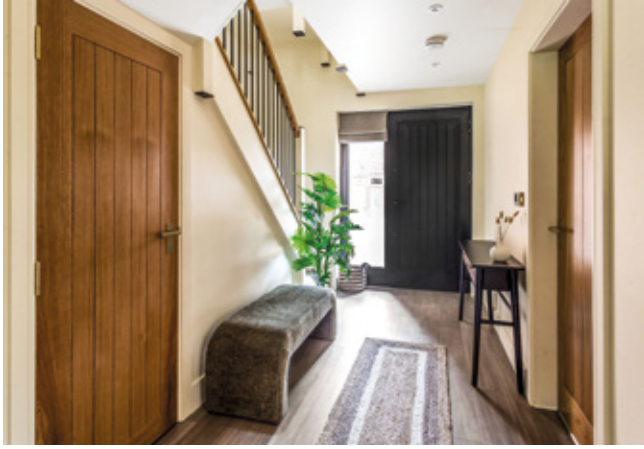
Completed to a high specification throughout, each property offers five spacious bedrooms including a superb open plan kitchen/living/dining room. The sense of space continues through to the family room and snug offering generous relaxation space, all with underfloor heating.

The bespoke kitchen is English fitted with Quartz worktops and top of the range Samsung integrated appliances. Off the kitchen, a door leads to a utility/boot room leading through to an integral garage with an external door for access; ideal for country living. Large sliding doors lead out to a large patio area ideal for entertaining then onto a fully landscaped rear garden approximately 0.2 acres, featuring specimen trees for privacy.

On the first floor are four double bedrooms, two of which are complemented with en-suite bathrooms, the other two bedrooms are serviced by the main family bathroom. The luxurious principal bedroom is located on the second floor and benefits a Juliet balcony, space for a walk-in wardrobe, and a four-piece en suite bathroom, all with underfloor heating.

The property is Grade A energy efficient rated and as with all new builds, the property comes with a 10-year warranty.









## Specification

### Individually designed kitchens

- Bespoke English fitted kitchen with Quartz worktop.
- A range of integrated Samsung appliances including oven, combination microwave oven, warming draw, wine cooler, dishwasher and full height separate fridge and freezer.
- Bora Pure induction hob with integrated extractor.
- Quooker Pro3 flex boiling tap.

### Bathrooms, en suites and cloakrooms

- Elegant sanitary ware complemented by Crosswater fittings.
- Fitted vanity units and stylish mirrors to bathrooms and en suites.
- Heated towel rails.
- Wall hung 'floating' toilets.
- Built-in wardrobes are not included but can be done so by separate negotiation.

### Flooring and internal finish

- Ceramic/porcelain floor and wall tiles.
- Luxury Vinyl Tile (LVT) wood and tile effect flooring.
- Manmade twist luxury carpet.

### Doors and windows

- Solid engineered timber high security front and side doors.
- Aluminium external doors and windows.
- Oak internal doors.

### Heating and ventilation

- Under floor heating throughout.
- Air sourced heat pump.
- Solar PV panels (capability for integrating with battery storage).
- Mechanical ventilation system with heat recovery to all rooms (MVHR).

### Lighting, TV and broadband

- Brushed brass sockets & switches throughout.
- Dimmable lighting.
- Broadband.
- CAT6 & Coax cabling at TV points.
- Family room pre-wired for speakers.

### Garage

- Integral garage.

### Security and safety

- PAS 24 standard to all ground floor doors.

### Warranty

- 10 year Build-Zone warranty, Build-Zone is one of the country's leading new home warranty providers.

### Environmental

- Energy efficient A rated home (EPC A).
- 7KW Electric fast car charging point to garage.

### Gardens

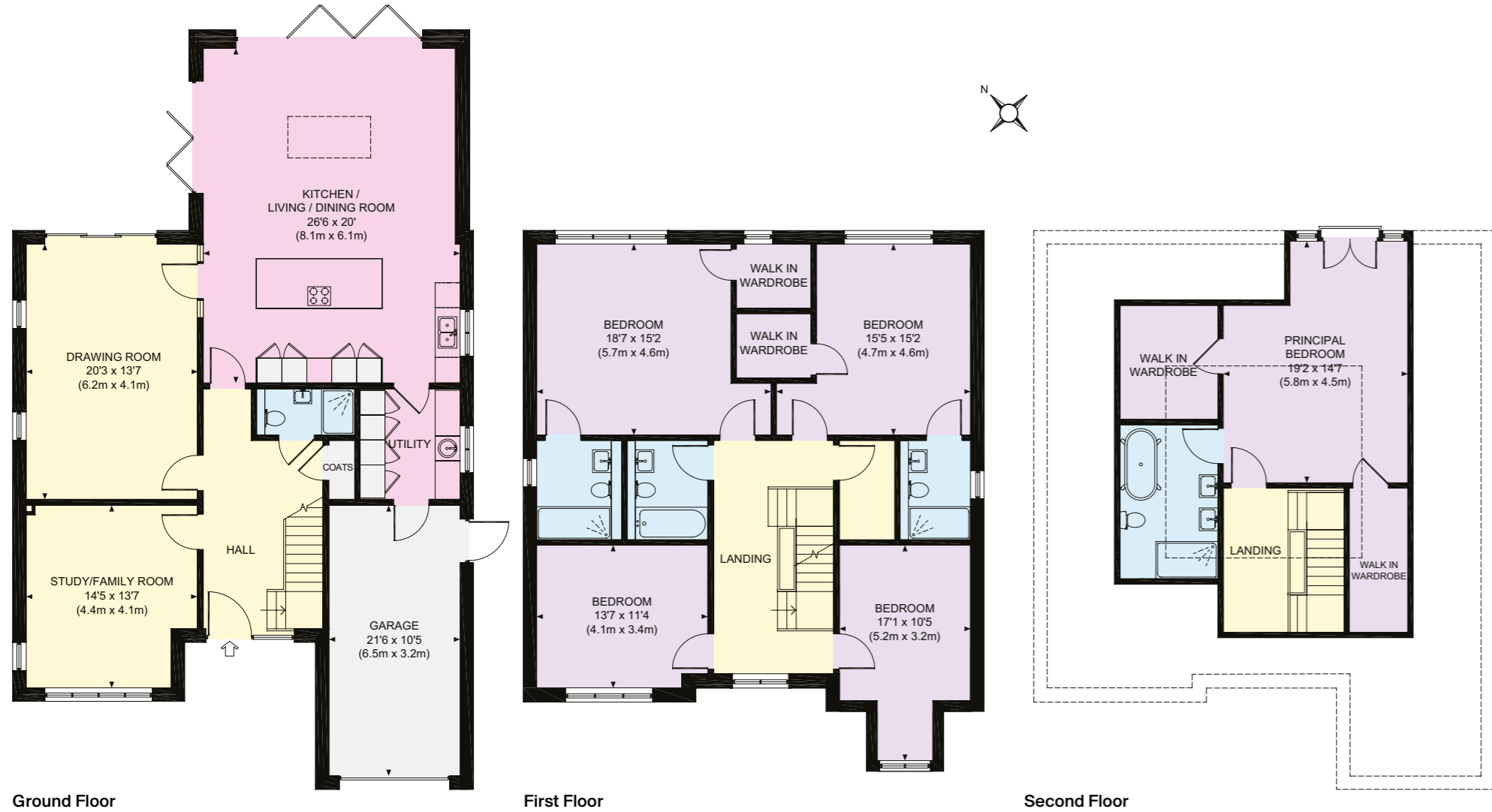
- Stone paving to rear terracing.
- Fully turfed gardens.
- Landscaped planted borders.

# Plot 1

Approximate Gross Internal Floor Area  
3298 sq ft / 306.4 sq m

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

Each home will have landscaped gardens and patio. In all, approximately 0.2 acres per plot.

## Services

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

## Directions

**Postcode:** GU1 1XG

**What3words:** acute.scars.drips

## Viewings

Viewing is strictly by appointment through Knight Frank.

## Property information

**Tenure:** Freehold

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

**Council Tax:** Not yet rated.

**EPC Rating:** Predicted A



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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