

# Denewood, Guildford, Surrey

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A unique detached family residence with **beautifully appointed accommodation** and substantial landscaped gardens while being only 0.4 miles from Guildford's Upper High Street.

### Summary of accommodation

**Ground Floor:** Covered porch | Impressive entrance hall | Spacious kitchen/breakfast room with pantry | Formal drawing room | Dining room | Family room | Sitting room | Vaulted study | Two cloakrooms | Boot room

**First Floor:** Principal bedroom suite with en suite bathroom, dressing room, a terrace with panoramic views and air-conditioning | Three further double bedrooms all with en suite shower rooms and two with dressing rooms | Upstairs laundry

**Second Floor:** Two further bedrooms | Family bathroom | Substantial eaves storage

**Additional accommodation:** Studio/music room/gym/pool house with integrated filtered water and bar fridge, shower room and separate WC

**Gardens and grounds:** 14 x 4 metre slate swimming pool with DriGlide auto safe pool cover (heated via both air source heat pump and gas boiler) | Incredible landscaped gardens and irrigation system | Garden store and pool house (not shown on plan)

Detached double garage | Remote access electric security gated driveway | Full security camera and alarm system | Significant driveway parking

**In all about 0.8 acres**

### Distances

Guildford's Upper High Street 0.5 miles, Central London 31.2 miles

London Road Station, Guildford 0.3 miles (from 47 minutes to London Waterloo)

Guildford station 1.3 miles (from 37 minutes to London Waterloo)

A3 (Guildford) 1 mile, M25 (Junction 10) 7.7 miles

Heathrow Airport 21 miles, Gatwick Airport 32.8 miles

(All distances and times are approximate)



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## Situation

There are few substantial houses of such nature within such close proximity to Guildford's High Street which is arguably one of the most beautiful town centres in the South East. 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, which look across the valley towards the property. 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 (boys), Tormead (girls), Guildford High School (girls), 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 (girls), 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

Denewood is a truly remarkable family home that has been impressively designed to the highest of standards. The space and accommodation that Denewood offers, caters for every member of the family. The magnificent open-plan kitchen by Richard Baker furniture is the heart of the home with a breakfast room and a door which leads out to the terrace and garden. The six reception rooms, all lend to versatile accommodation depending on the family's needs and include an impressive entrance hall, a dining room, formal sitting room and family room with triple aspect floor to ceiling doors and two sets of windows and an adjacent study with a vaulted ceiling. The formal drawing room enjoys a dual aspect with double doors and views across the garden. There is a separate entrance into a boot room and two cloakrooms on each side of the house making this an incredibly comfortable and well thought out use of the impressive accommodation.







The outstanding bedroom accommodation is arranged over the first and second floors and the principal bedroom suite occupies the left-side of the first floor with a dressing room, generous en suite bathroom with free-standing bath, walk-in shower, and a terrace to the rear of the house with far-reaching views. The three further bedrooms on this floor have en suite shower rooms, and two have dressing rooms. An impressive upstairs laundry is an excellent addition and key for family living. Two further bedrooms and a family bathroom are on the second floor along with access to expansive eaves storage.

Further highlights include; underfloor hydroponic heating on ground floor with individual room controls, a hot water recirculating system, Quooker hot water tap, cooled and filtered drinking water and Cat 6 cabling in both the main home and studio/pool house. Furthermore, both triple and double glazed steel windows provide a significant aesthetic appeal to this impressive property.



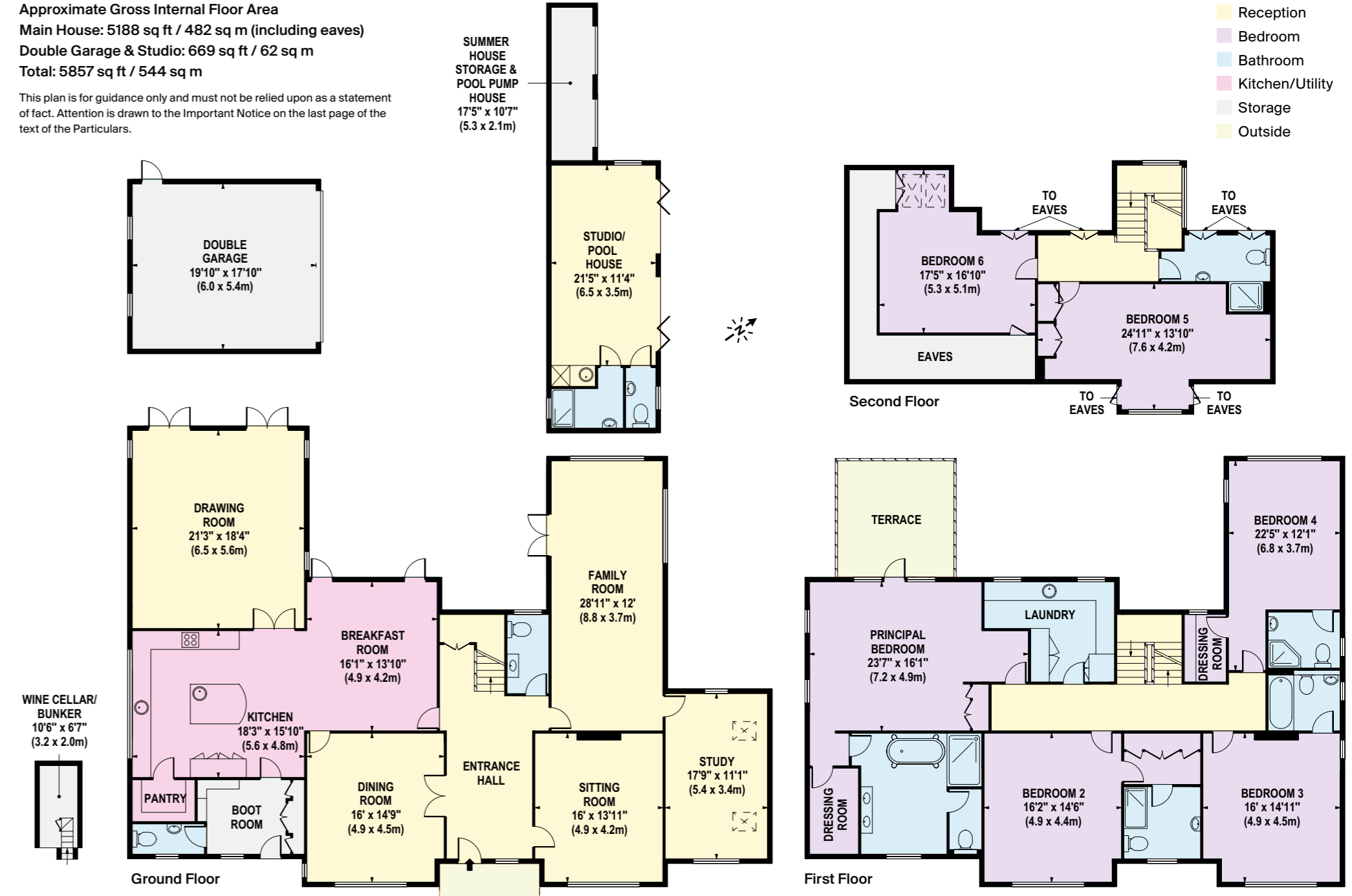






**Approximate Gross Internal Floor Area**  
**Main House: 5188 sq ft / 482 sq m (including eaves)**  
**Double Garage & Studio: 669 sq ft / 62 sq m**  
**Total: 5857 sq ft / 544 sq m**

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.





### Garden and grounds

The front and back gardens are a remarkable feature of Denewood. Every inch has been sensationally landscaped including the beautiful slate swimming pool and expansive sandstone terrace that provides a number of entertaining and seating areas that wrap around the pool, house and gardens. A large level lawn follows the pool and a plethora of beautiful shrubs, specimen trees and plants and an inviting summer house, provide the perfect backdrop from which to thoroughly enjoy one of Guildford's finest homes.

### Services

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





## Directions (Postcode: GU1 1SW)

From Knight Frank's office in the upper High Street, turn left at the roundabout onto London Road. Continue through the traffic light junction until you reach the Denewood (No. 43) which is the second to last house on your left-hand side before you reach Stoke Park.

**What3words:** ///dart.over.relax

## 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 November 2023. Photographs and videos dated October 2023.

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