



Timbers, Guildford, Surrey





A incredibly handsome and imposing Arts and Crafts style family home set in **gorgeous wrap-around gardens** in a plot of approximately three quarters of an acre.

Summary of accommodation

Ground Floor: Covered entrance porch | Impressive formal reception hall | Drawing room through to living room | Kitchen/breakfast room | Dining room | Family room | Utility room/boiler room/tool room | Cloakroom

First Floor: Principal bedroom with en suite bathroom | Four further bedrooms | Two bathrooms | Separate WC | Substantial boarded attic to create further accommodation should the need be required and subject to the necessary planning consents

Garden and Grounds: Spectacular mature gardens and terracing | Heated swimming pool with summer house/home office (separate pool house) | Sweeping driveway with parking for several cars | Detached double garage | Greenhouse

In all about 0.73 acres

Distances

Guildford's Upper High Street 0.8 miles, London Road Station, Guildford 0.9 miles (from 47 minutes to London Waterloo)

Guildford station 1.7 miles (from 37 minutes to London Waterloo), A3 Northbound 1.8 miles, A3 Southbound 2.4 miles

M25 (Junction 10) 8.1 miles, Heathrow Airport 21.3 miles, Gatwick Airport 23.6 miles, Central London 31.4 miles

(All distances and times are approximate)



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Situation

Broadwater Rise is ideally situated adjacent to the Merrow Downs yet within one mile to Guildford's High Street. 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

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, Meroo Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesden Golf Course.

The property

Timbers is a striking Arts and Crafts style home with attractive lead-paned windows and a feature brickwork façade with herringbone pattern and offers well-thought accommodation suited for family living, with the potential to further extend subject to planning. The house opens to a generous reception hall and leads through to the dining room, which seamlessly connects to the garden with bi-folding doors that open to the terrace. The kitchen/breakfast room overlooks the garden and connects to the family room and double reception room beyond with a feature stone fireplace and a bay window that overlooks the front garden.

The first floor offers five bedrooms, the principal of which has an en suite bathroom, and there are two additional family bathrooms which service the other four bedrooms.





Approximate Gross Internal Floor Area

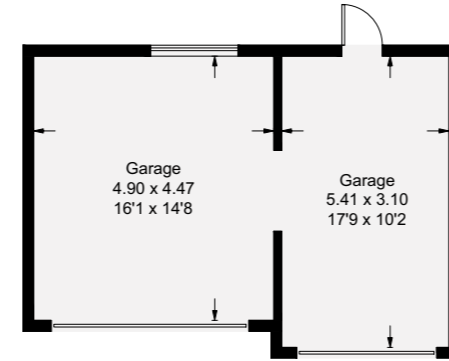
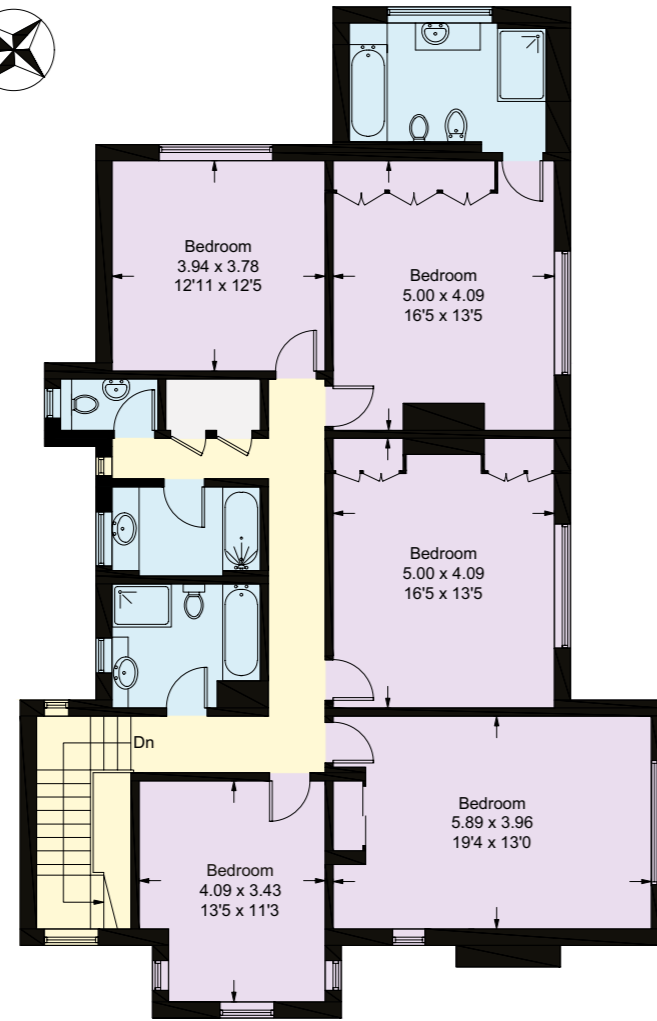
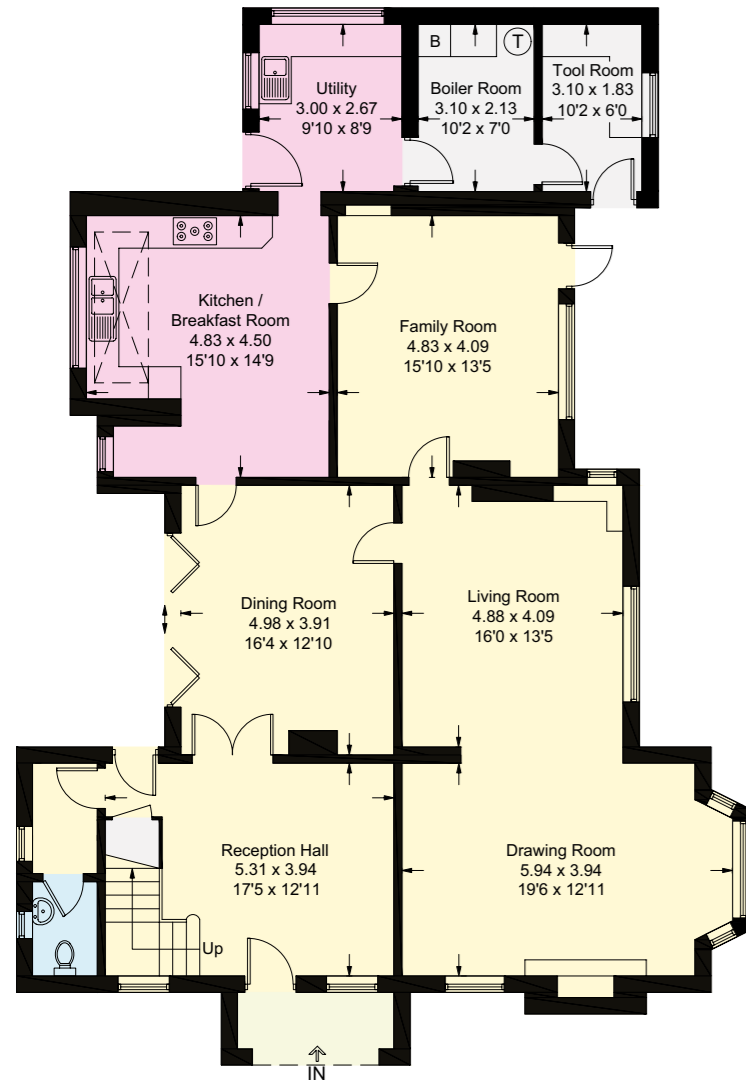
307 sq m / 3304 sq ft

Outbuildings = 61.8 sq m / 665 sq ft

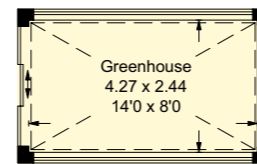
Total = 368.8 sq m / 3969 sq ft

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.

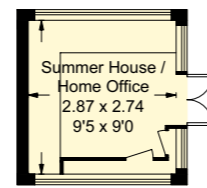
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



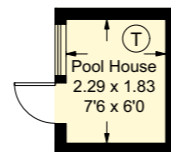
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(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor

First Floor



Garden and grounds

The property's gardens and grounds are a standout feature of this exceptional family home. Nestled behind a long, meandering driveway that provides a sense of privacy, the house is surrounded by mature trees and shrubbery. The driveway offers ample parking for multiple cars and includes a double detached garage. The meticulously maintained gardens span approximately three-quarters of an acre and showcase a variety of charming borders, raised flowerbeds, and expansive flagstone terraces that envelop the house and its pool. The pool, discretely positioned in a secluded corner of the garden, is heated by an efficient and recently installed air source heat pump. Overlooking the pool and rear garden is an attractive summer house, currently serving as a picturesque home office. The house also owns the private road to the rear of the property.





Services

We are advised by our clients that the property has mains water, electricity, drainage, and gas central heating. Air source heat pump for swimming pool.

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 April 2024. Photographs and videos dated October 2023 and April 2024.

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