

Piccards Rough, Guildford, Surrey







A once in a **generation opportunity** to acquire a historic, stately residence with extensive accommodation set in spectacular gardens and grounds.

Summary of accommodation

Ground Floor: Entrance hall | Impressive reception hall | Family room
Spectacular formal drawing room | Study | Kitchen
Boiler room and WC

First Floor: Principal bedroom with 'his and her' en suites
Five further bedrooms | Main bathroom | Laundry room

Second Floor: Two further bedrooms
Significant attic space/potential for further accommodation

Cellar: Wine store | Multiple cellar rooms

Garden and Grounds: Double garage | Significant parking on gravel driveway | Elevated York stone terrace | Heated outdoor swimming pool with pool house and changing facilities | Tennis court | Pond
Beautiful gardens and grounds

Lot 1 – Main house and gardens in all approximately 1.75 acres

Lot 2 – Adjacent Woodland (price on application) in all approximately 2.918 acres

Distances

Guildford High Street 1.2 miles

Guildford mainline station 1.3 miles (London Waterloo from 34 minutes)

Roads: A3 2.4 miles, M25 (Wisley Junction 10) 11.5 miles

Airports: London Heathrow 24.8 miles, London Gatwick 27 miles

(All distances and times are approximate)



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Situation

Piccard's Rough occupies a prime position on Sandy Lane, arguably one of Guildford's premier addresses on the edge of town offering a stunning elevated position with a unique blend of town and country. Although extremely convenient for the Town Centre the property enjoys a truly rural atmosphere with direct access to the North Downs Way being at the end of the road (just 0.5 miles) providing a 153 mile trail of walking and riding countryside through Southern England.

The country town of Guildford offers an extensive range of department stores, boutique shops and restaurants, together with cultural and leisure amenities, including the Spectrum Leisure Centre at Stoke Park and the Yvonne Arnaud Theatre and G Live. 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.





Guildford Mainline Station just 1.3 miles away offers a fast commuter service to London Waterloo in approximately 34 minutes, the A3 is quickly reached with the M25 at Wisley (junction 10), which in turn gives fast access to Central London, Heathrow and Gatwick airports.

There is an excellent choice of schools in the immediate area, including the Royal Grammar School and junior school for Boys, Tormead and the High School for Girls. Slightly further afield there are St. Catherine's at Bramley, Cranleigh School and on the edge of Godalming, Charterhouse and Priorsfield.

The property

Nestled in a rich historical background, Piccards Rough is a remarkable Arts and Craft house with origins dating back to the mid-19th century. It was masterfully designed by the renowned architect Richard Norman Shaw. Initially the residence of Lieutenant-Colonel Powell and his wife Beatrice, the house was generously given to the War Office in 1915 to serve as an auxiliary hospital. Today, this majestic and distinguished building stands as a landmark, boasting just over 7000 sq ft of elegant living space.

The house exudes its period charm, featuring grand architectural windows that allow natural light to fill the high-ceilinged rooms, ornate wall panelling, intricate plasterwork, and vintage fireplaces. As you enter, a splendid reception hall welcomes you with its ample light and glimpses of the stunning galleried landings above, providing a taste of the impressive interiors within.

On the ground floor, the reception rooms include a stately oak-panelled formal drawing room, a refined family room with steps leading up to a bay window alcove and access out to the garden, and a study featuring an arched window. The kitchen/breakfast room offers a modern touch with sleek, white cabinetry and an external door linking to the outdoors.

Ascending to the first floor, you'll find a spacious landing with intriguing step level changes, granting access to five bedrooms, the laundry room, and two bathrooms. The principal room boasts an en suite facility and extends into a bay window alcove, affording beautiful views over the garden and the scenic Surrey Hills beyond. Stairs lead to two more bedrooms and a vast, flexible-use attic space which could be easily repurposed into further accommodation should the need be required and subject to the necessary consents. There's also a potential additional bedroom accessible through a hatch, which could be converted into a further habitable space.





Approximate Gross Internal Floor Area

603.1 sq m / 6492 sq ft

(Including Garage / Excluding Void)

Cellar = 73.1 sq m / 787 sq ft

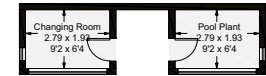
Pool House = 10.9 sq m / 117 sq ft

Attic Space = 113.8 sq m / 1224 sq ft

Total = 800.9 sq m / 8620 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.

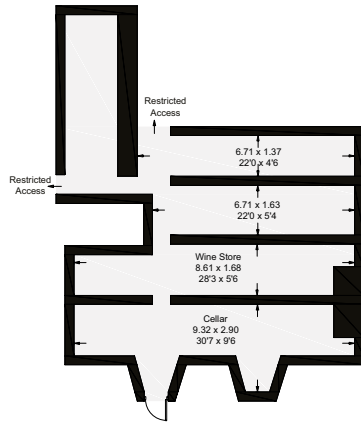
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



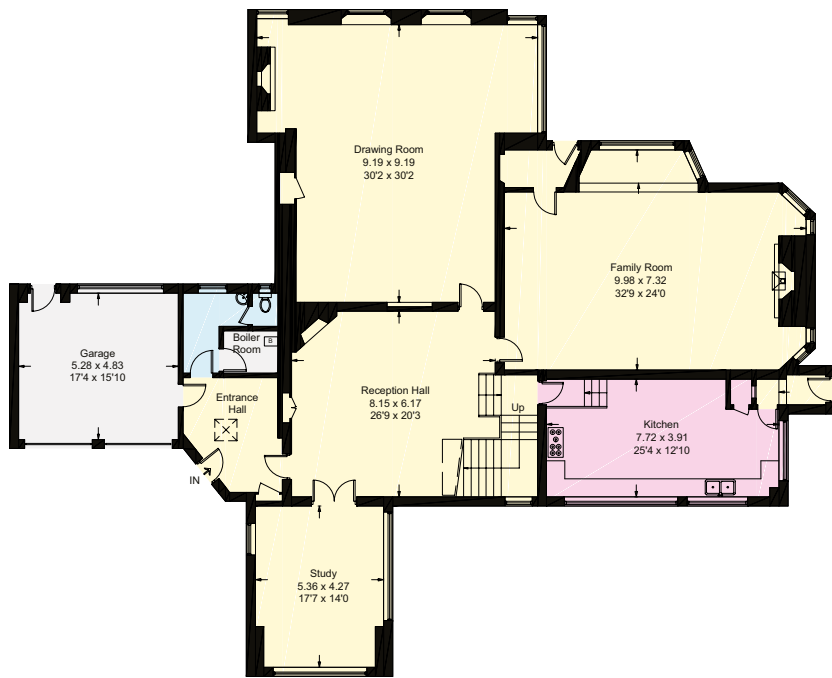
(Not Shown in Actual Location / Orientation)

Pool House

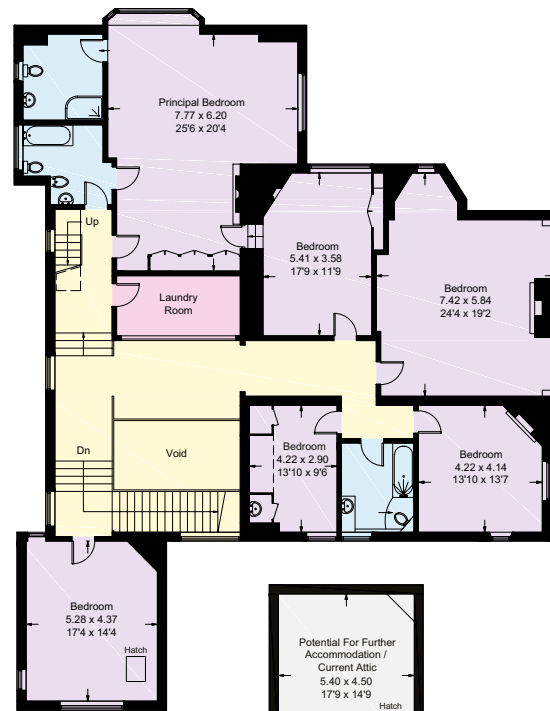
= Reduced headroom below 1.5m / 5'0



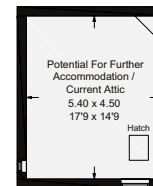
Cellar



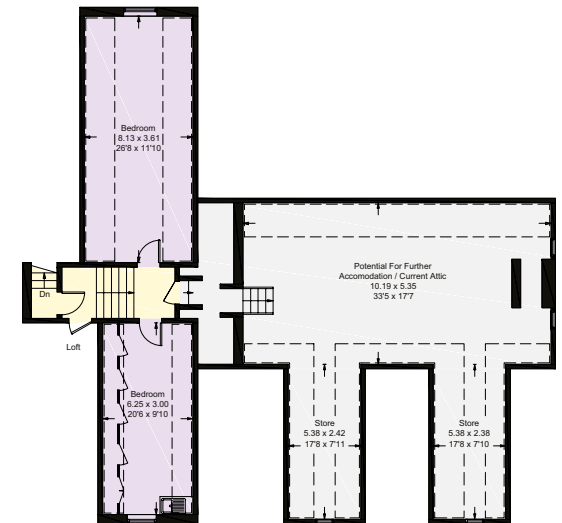
Ground Floor



First Floor



Floor Above Bedroom



Second Floor









Gardens and grounds

Set within a secluded environment, the property enjoys privacy thanks to a bank of trees along the lane. The approach is via a long driveway leading to a large gravelled parking area and a double garage. At the rear, a series of York stone terraces with stone walls and steps create a captivating garden design, guiding you through the grounds. The outdoor spaces offer areas of manicured lawns, clipped hedges, and shrubs, complemented by mature trees that create a peaceful outdoor sanctuary. Nature enthusiasts will be drawn to the pond hidden in a wooded copse, attracting various wildlife. For those seeking recreation, there's an inviting outdoor pool and pool house with a walled and paved surround, as well as a tennis court.

Services

We are advised by our clients that the property has all mains services and gas central heating.

Directions (Postcode GU3 1HF)

Leave Guildford centre along the Portsmouth Road/A3100. After approximately 0.6 mile, turn right onto Sandy Lane and after half a mile the property Piccard's Rough will be found on the left-hand side.





Viewings

Viewing is strictly by appointment through Knight Frank.

Property information

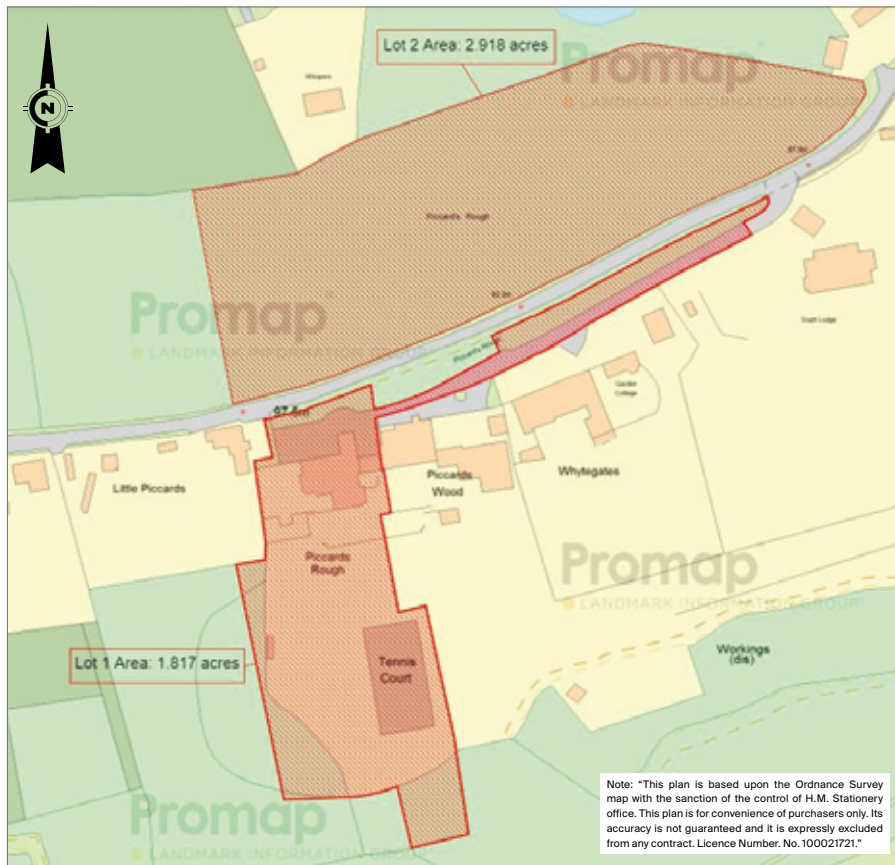
Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band G

EPC Rating: F

Agents Note: This plan is a rough indication only and we ask the buyers to view the current fence line at the property as the definitive boundary. During the sale process an accurate land registry will be provided.





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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