

# Twynings, Gateways, Guildford, Surrey

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A newly renovated home finished to the highest of standards, close to the Merrow Downs.

### Summary of accommodation

**Ground Floor:** Reception hall | Kitchen/dining room | Sitting room | Utility room | Pantry | Cloakroom

**First Floor:** Principal bedroom with dressing room and en suite shower room | Three bedrooms, one en suite | Family bathroom

**Ground Floor Annexe:** Kitchen/sitting room | Utility | Bedroom with built in wardrobes | Shower room

**Garden and Grounds:** Terrace | Seating area | Front garden | Office with kitchenette and WC | Games room | Sheds | Sauna | Back garden

Parking for four cars

### Distances

Guildford's Upper High Street 0.9 miles, Central London 39.1 miles

London Road Station, Guildford 0.9 miles (from 47 minutes to London Waterloo), Guildford station 1.6 miles (from 37 minutes to London Waterloo)

A3 (Guildford) 1.7 miles, M25 (Junction 10) 8 miles

Heathrow Airport 19.9 miles, Gatwick Airport 24 miles

(All distances and times are approximate)



**Knight Frank Guildford**  
2-3 Eastgate Court, High Street  
Guildford  
GU1 3DE  
[knightfrank.co.uk](http://knightfrank.co.uk)

**Morten Boardman**  
01483 617930  
morten.boardman@knightfrank.com

**James Ackerley**  
01483 617920  
james.ackerley@knightfrank.com



## Situation

Twynings is tucked away in a small cul de sac off Gateways, which is very conveniently situated just off the Epsom Road and within walking distance of all of the town's excellent amenities. The historic High Street is one mile away with its shops, restaurants and bars, and here there is a weekly market and a monthly farmer's market. The wide-open spaces of the Downs are also nearby providing miles of lovely walks, and the main line station is also within walking distance via the High Street.

## 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

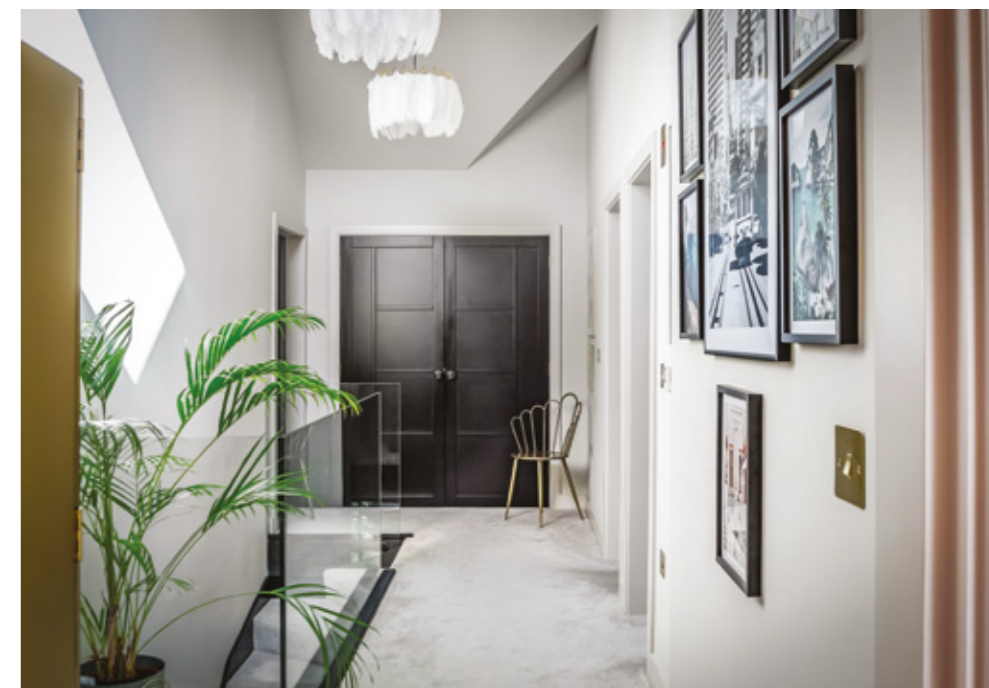
Worplesden Golf Course

## The property

Twynings is a beautifully redeveloped and renovated home with exceptionally versatile accommodation.

A real feature of the ground floor is the open plan kitchen/dining room with sliding doors leading on to the rear garden, a large kitchen island and dining area behind. From the kitchen there is also a pantry and utility room. The sitting room is a generous size with an attractive bay window creating an abundance of natural light. There is also a welcoming entrance hall and cloakroom.





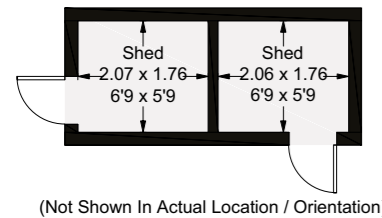
The first floor has an attractive glass balustrade and comprises; a wonderful principal bedroom with vaulted ceiling, dressing room and en suite bathroom, guest bedroom with en suite shower room, two further bedrooms and family bathroom.



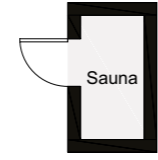
Approximate Gross Internal Floor Area  
 173.4 sq m / 1866 sq ft  
 Outbuildings = 54.3 sq m / 584 sq ft  
 Total = 227.7 sq m / 2450 sq ft

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.

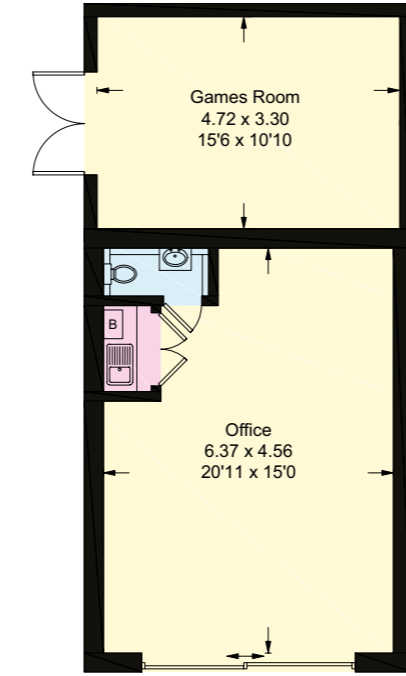
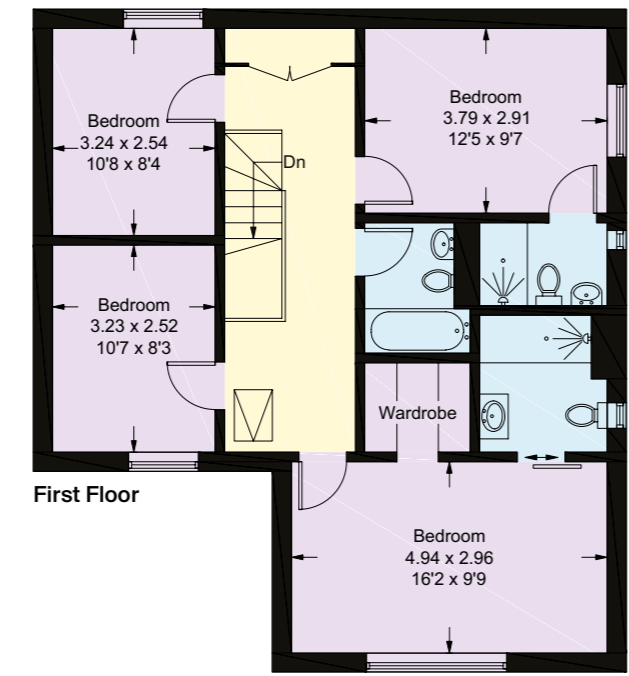
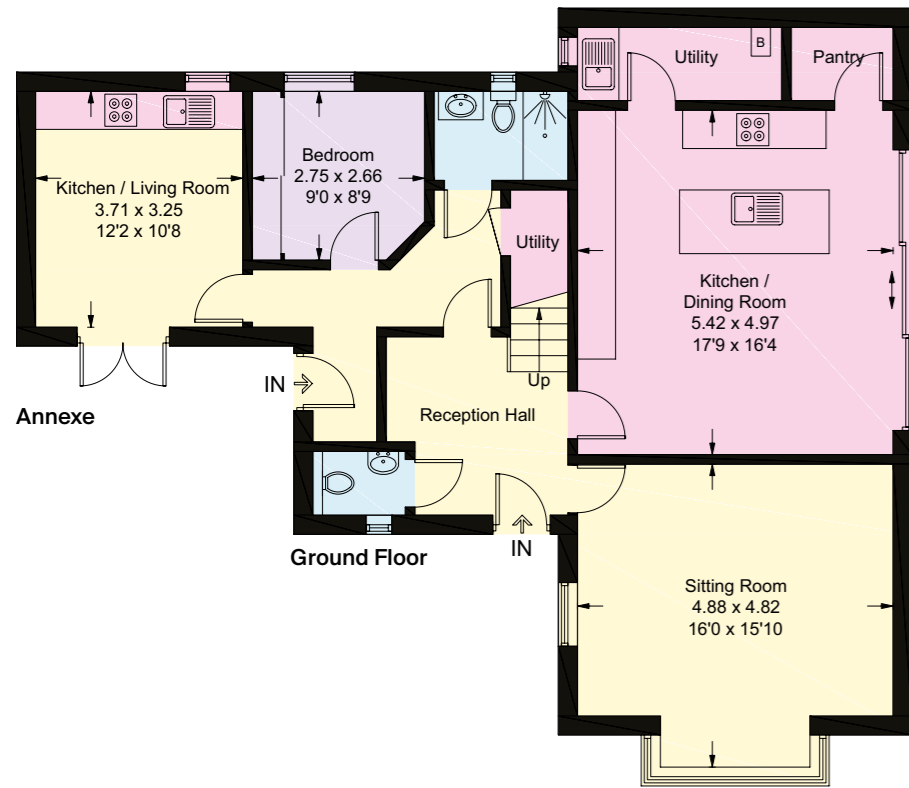
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)





## Annexe

Tywnings has the added benefit of a self-contained annexe on the ground floor, with a separate entrance but can also be accessed from the main house, providing versatile accommodation. The annexe comprises of a living room with a fitted kitchen that enjoys double doors out to a garden to the front of the property, double bedroom with built in wardrobes, shower room reception hall and utility.

## Additional accommodation

A separate office space sits adjacent to the driveway to the front of the house with a kitchenette and a cloakroom. The games room adjoins this space and is accessed from the garden.



## Garden and grounds

The property is approached via a shared driveway (access is shared with only two other properties), with parking for four cars, and a path which leads through the front garden. To the side of the house is a landscaped garden with a terrace leading from the kitchen and dining room. There is a further seating area under a pergola to the end of the garden and there are two useful storage sheds, a quirky external shower and the bonus of a sauna which has a Tyrolean bucket shower next to it.

## Services

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

## Directions (Postcode GUI 2LF)

From the top of Guildford's High Street, bear right on to the Epsom Road (A246) and continue over the traffic lights by Rogues Bar. Gateways is found after 0.8 miles and is the eighth turning on the right hand side before you reach the Boxgrove Road traffic lights. Once in Gateways, Twynings is found at the end of the lane immediately on your left.

## Viewings

Viewing is strictly by appointment through Knight Frank.

## Property information

**Tenure:** Freehold

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

**Council Tax:** Band E

**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 September 2023. Photographs and videos dated September 2023.

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