



Keene House, Guildford, Surrey





A handsome Arts & Crafts house, the **perfect family home**, in one of the most sought-after addresses in Guildford town centre.

Set back from the road Keene House offers substantial and flexible accommodation with attractive landscaped gardens, less than a mile from the Upper High Street and ideally situated for local schools.

Summary of accommodation

Ground Floor: Reception hall | Drawing room | Family room | Kitchen/breakfast room | Dining room | Study | Utility room | Cloakroom

First & Second Floors: Principal bedroom with en suite and dressing room | Five further double bedrooms | Four further bath/shower rooms (two en suite) | Games room/seventh bedroom | Loft storage ideal for further conversion if required

Garden and Grounds: Beautifully landscaped gardens | Significant driveway parking | Crane garden room | Electric vehicle charging point

In all approximately 0.4 acres

Distances

Guildford's Upper High Street 0.8 miles, Waitrose Supermarket 1.1 miles, Guildford mainline (from 35 minutes to London Waterloo) 1.5 miles, Guildford, London Road (from 47 minutes to London Waterloo) 0.7 miles, A3 Guildford 2.0 miles, M25 8.2 miles Heathrow 21.2 miles, Gatwick 24.1 miles, Central London 30.8 miles (All distances and times are approximate)



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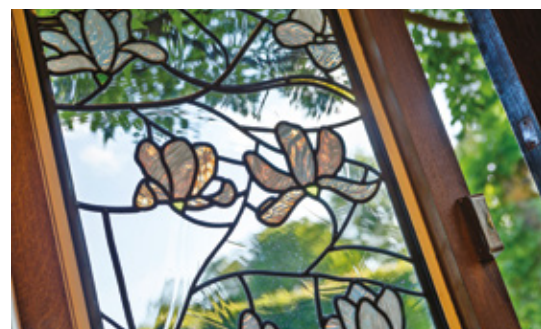
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Situation

Keene House is conveniently located in one of Guildford's premier roads and less than a mile from the bustling and historic town centre which offers an extensive range of recreational and cultural amenities, including the Yvonne Arnaud and Electric Theatres, and has excellent transport links for the road and rail commuter. The main line station is about 1.5 miles away and has frequent train services to London Waterloo in approximately 35 minutes, and the nearby London Road station has services to London Waterloo in about 47 minutes. The main A3 connects with the M25 at Wisley which provides a fast route to London, Gatwick and Heathrow airports as well as the South Coast.

One of the main draws of the house is its proximity to some of the best schools in the county, all within walking distance, including; Tormead, Guildford High School, Lanesborough and Royal Grammar School and George Abbot. Within an easy drive are; St Catherine's, Bramley, Charterhouse and Priorsfield, Godalming and Cranleigh Prep and Cranleigh School.



As well as superb shopping facilities, including two department stores, there is a good choice of multicultural bars and restaurants to suit all culinary tastes in the town centre and the surrounding villages have an infinite variety of country pubs and restaurants.

Pit Farm Tennis Club is situated in Hillier Road, a hugely popular and social club for all ages.

Further leisure amenities include the Surrey Sports Park, Spectrum Sports Centre and Stoke Park, as well as a wide selection of local golf and tennis clubs plus boating on the River Wey.

The Surrey Hills Area of Outstanding Natural Beauty and Merrow Downs lie on the edge of the town and are a haven for walking, riding and cycling.

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, Worplesdon Golf Course.

The property

Keene House is a substantial and impressive Arts & Crafts family house which was built in 1936 and subsequently extended in 2012. The property has been comprehensively renovated in recent years to provide spacious and beautifully presented accommodation over three floors with well-proportioned rooms, high ceilings and large windows, allowing plenty of natural light to filter through. Many original features have been retained and restored by the current owners including many exposed beams and the original staircase and fireplaces.



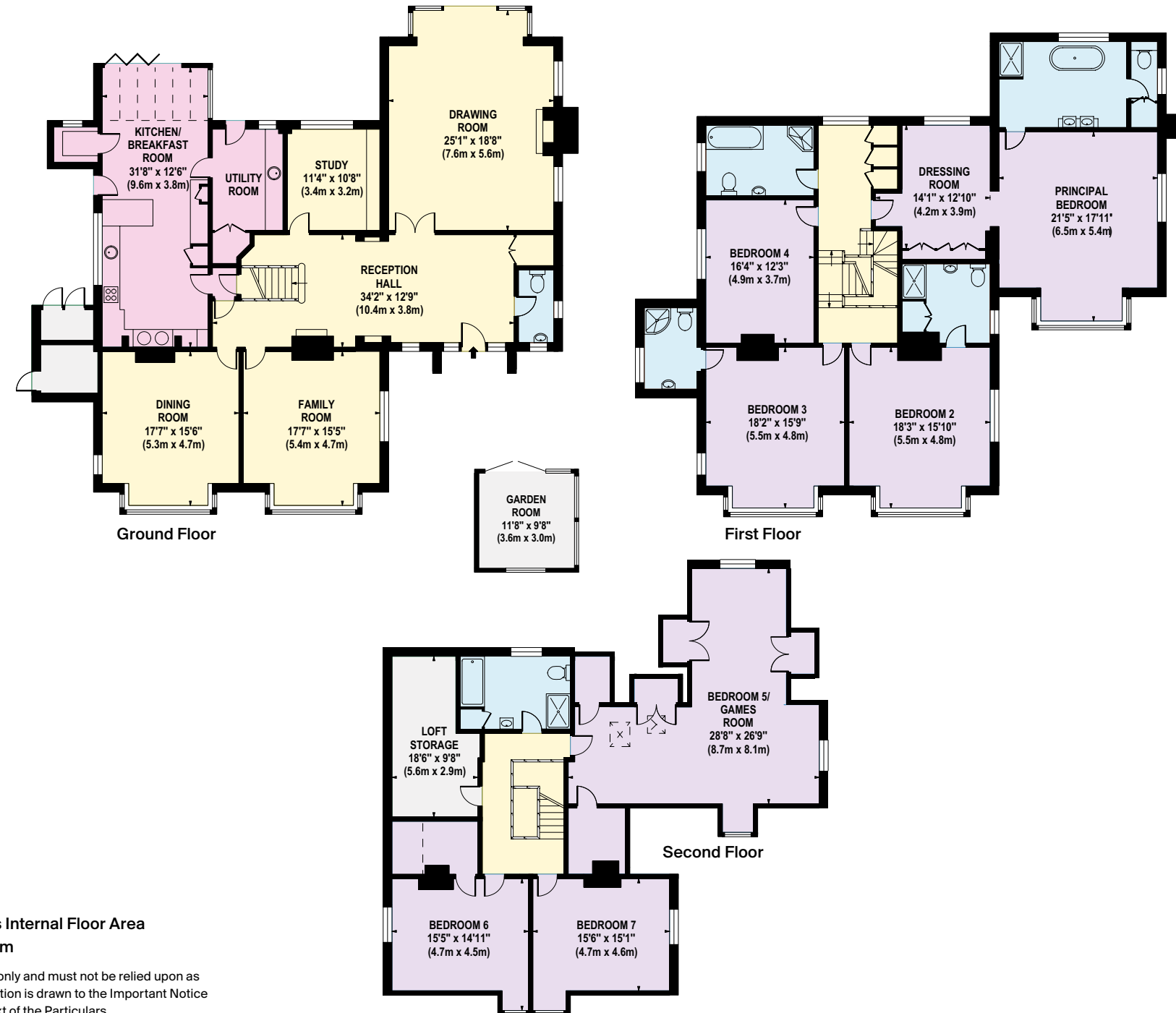


On the ground floor, there is a very impressive reception hall from which lead the four reception rooms. The kitchen/breakfast room has bespoke oak fitted units with granite worktops, an AGA and bi-folding doors leading out to the garden. There is also a particularly fine formal drawing room with beautiful herringbone parquet flooring, a log burner and French doors out onto the stunning gardens.

There are four generous sized bedrooms and bathrooms (three en suite) on the first floor including an impressive principal bedroom suite with a superb walk-through dressing room and en suite bathroom.

The second floor has two additional double bedrooms and a further bathroom. A striking games room has been created to provide perfect accommodation for an au pair or teenager with an adjoining bathroom. There is also loft storage which could be easily converted to provide further living space should the need be required.

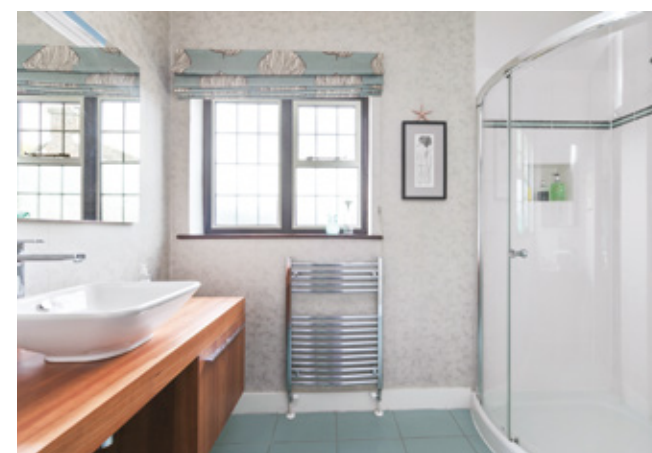




Approximate Gross Internal Floor Area
5732 sq ft / 533 sq m

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

This wonderful wisteria clad family home is approached off Hillier Road on to a large gravel driveway with parking for numerous cars and there is an electric vehicle charging point. The gardens wrap around the house and have been beautifully laid out and include a large terrace at the back of the house. The house has been well screened with many fine borders and mature hedging offering a great deal of privacy. There is a superb Crane Garden Room by John Lewis, built in 2019, and makes an ideal home office or studio space.

Services

We are advised by our clients that the property has mains water, electricity and drainage and gas fired central heating. Part underfloor heating. Sky satellite and broadband. Prewired for sound.



Directions (Postcode GUI 2JQ)

From Guildford's Upper High Street, take the right hand fork at the mini roundabout on to the Epsom Road/A246. Continue 0.7 miles turning left into Hillier Road where Keene House can be found on the right-hand side.

From London, continue southbound along the A3 taking the Guildford exit. Turn left off the slip road, then taking the immediate left at the traffic lights onto Parkway. Continue past the Spectrum Leisure Centre to the roundabout, taking the second exit onto the Boxgrove Road. Continue to the T-junction at the end, turning right onto the Epsom Road. Then take the second right into Hillier Road where Keene House can be found on the right-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 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 April 2024, Photographs and videos dated xxxxxxxxxx 20xx.

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