

# Spindlewood, Pewley Hill, Guildford, Surrey

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A generous family home set within almost half an acre of **beautiful gardens** on the doorstep of Pewley Downs.

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### Summary of accommodation

**Ground Floor:** Entrance hall | Dining room | Drawing room | Kitchen/breakfast room | Garden room | Utility room | WC | Small basement wine cellar (not shown on floor plan)

**First Floor:** Principal bedroom with dressing room and en suite bathroom | Four further bedrooms | Family bathroom

**Garden and Grounds:** 35ft tandem length garage and additional workshop | Block paved driveway with parking for several cars  
Rear terrace overlooking spectacular mature gardens

In all about 0.42 acres

### Distances

Guildford's High Street 0.6 miles, London Road Station, Guildford 0.9 miles (from 47 minutes to London Waterloo), Guildford station 1 miles (from 37 minutes to London Waterloo), A3 (Guildford northbound) 1.9 miles, A3 (Guildford southbound) 2.3 miles, M25 (Junction 10) 8.9 miles  
Heathrow Airport 22.3 miles, Gatwick Airport 25.7 miles, Central London 32.4 miles  
(All distances and times are approximate)



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## Situation

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. Pewley Downs is just 10 metres from Spindlewood's front door and is an exceptional 23-acre Nature Reserve that connects to the Chantry Woods, St Martha's Hill and beyond to Newlands Corner with miles of walking routes through the Surrey Hills Area of Outstanding Natural Beauty.

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. 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

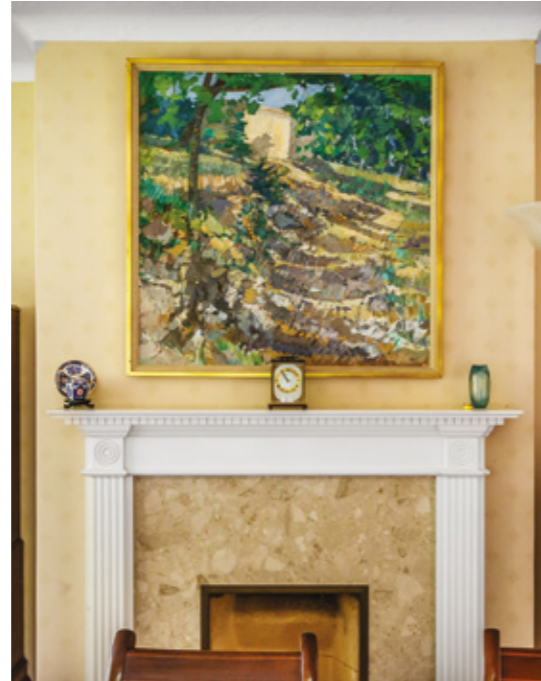
Tormead, Guildford High School, George Abbott School, Royal Grammar School and Royal Grammar Preparatory School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford Country School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine's, 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, Worplesdon Golf Course.

## The property

Spindlewood is a wonderful family home, which offers over 3,200 square feet of well laid out accommodation. To the right of the entrance hall is the picturesque dining room, which sits to the front of the house with a beautiful herringbone wood floor and original fireplace with marble hearth.





Double doors lead into the drawing room, which has superb views over the rear garden, and leads through to the garden room that seamlessly connects the house to the garden. The kitchen sits to the middle of the house with space for casual dining and a useful utility room is accessed from the kitchen, and also leads through to the garden room. A study sits to the front of the house with an outlook over the front garden, and a guest cloakroom completes the ground floor accommodation.

Upstairs, the principal bedroom has an excellent position to the rear of the house with views over the garden and features a dressing room and a generous en suite bathroom. The four further bedrooms are all well-proportioned with fitted wardrobes, and there is a family bathroom.

There is a small basement wine cellar not shown on the floor plan.

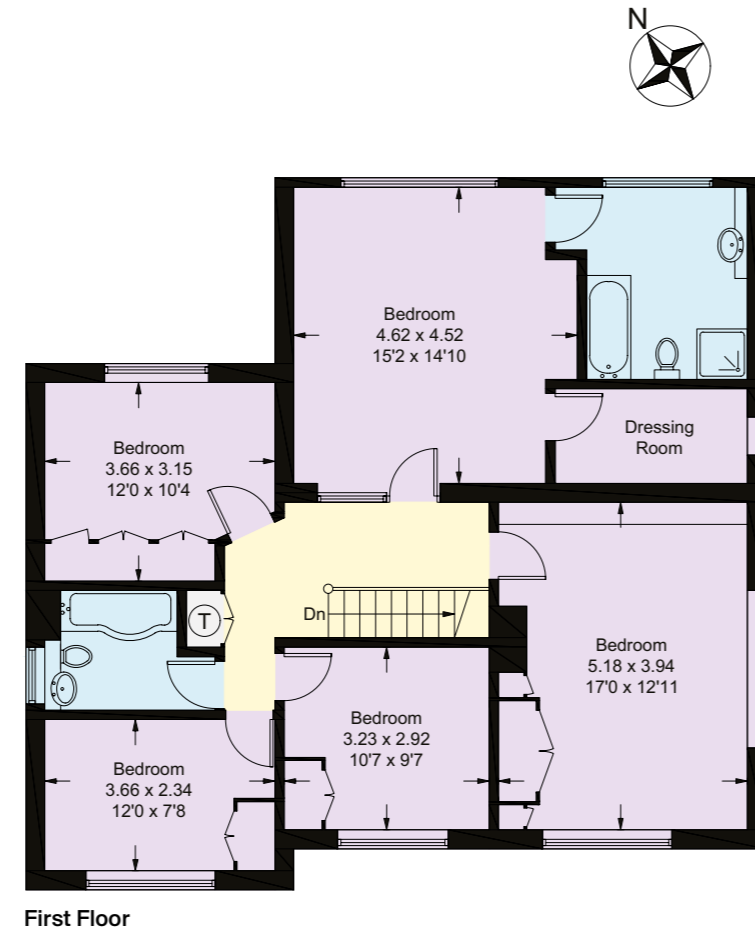
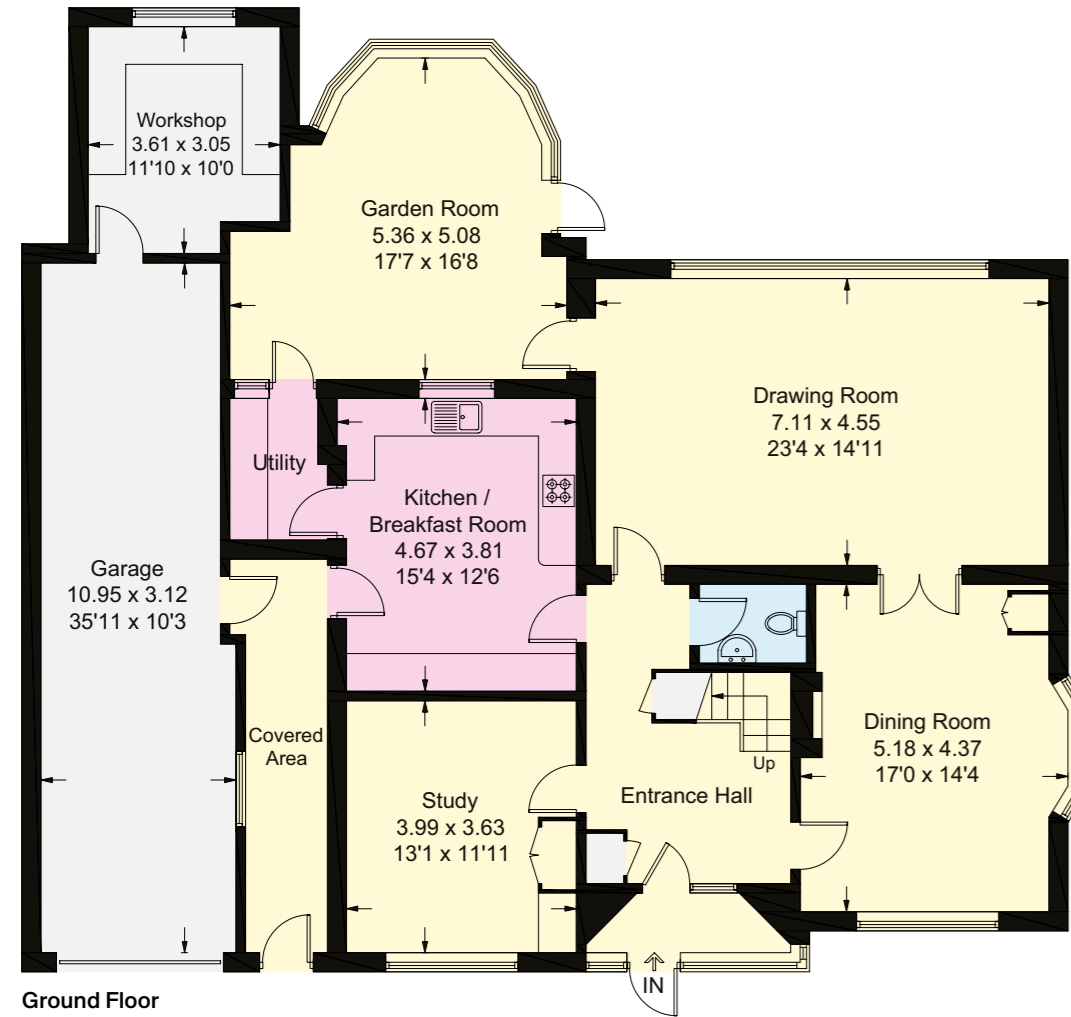


### Approximate Gross Internal Floor Area

298.4 sq m / 3212 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



### Garden and grounds

The house is set back from the road behind mature hedging allowing for privacy, and the in-out paved driveway has space for several cars, along with a generous double-sized garage with an integral workshop to the rear. The rear gardens are a truly magnificent addition to the house, extending to 0.42 acres with a range of mature trees and pretty flowerbeds that segment the

garden into various areas. A rear terrace is accessed from the garden room and is the perfect space for outdoor dining and entertaining. A path leads from the terrace through the garden, which features a small pond, a greenhouse and to the end of the garden is an area which would be perfect for a kitchen garden or children's play area.







## Services

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

## Directions

**Postcode:** GU1 3SW

**What3words:** crisp.sizes.latter

## 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:** 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 April 2024.

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Spindlewood lies literally on the doorstep of Pewley Down. A spectacular 23 acre Local Nature Reserve offering views south to St Martha's Hill, Chantry Wood, and beyond.





