



Stonnington, Guildford, Surrey





Sat in an elevated position on one of **Guildford's most coveted,** centrally located roads, with far-reaching views.

Summary of accommodation

Ground Floor: Entrance hallway | Open plan kitchen, dining and garden room | Sitting room | Family room | Utility room | Guest WC

First Floor: Four bedrooms, two with en suite shower rooms | Family bathroom

Garden and Grounds: Generous driveway with parking for several cars | Terraces | Front and rear gardens

Distances

Guildford's High Street 0.7 miles, Guildford station 1.1 miles (from 37 minutes to London Waterloo), London Road Station
Guildford 1.2 miles (from 47 minutes to London Waterloo), A3 (Guildford southbound) 2.2 miles, A3 (Guildford northbound) 2.4 miles
M25 (Junction 10) 9.2 miles, Heathrow Airport 21 miles, Gatwick Airport 25.8 miles, Central London 32.5 miles
(All distances and times are approximate)



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Situation

Warwicks Bench Road is ideally situated to enjoy the best of both worlds with Guildford's historic High Street and bustling town centre just 0.7 miles away. Pewley Downs, a 23-acre local nature reserve is only 300 metres from the house, and connects to the Chanty Woods, St Martha's Hill and 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, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Course.

The property

Set back from the road, Stonnington occupies a private, elevated position on Warwicks Bench Road. The house opens into the entrance hall, from which the principal reception rooms are found, with the generous open-plan kitchen, dining and garden room and formal sitting room facing south-east to enjoy a sunny aspect and natural light floods the rooms. The kitchen is fitted with a range of integrated appliances including a Rangemaster cooker, and a useful central island that creates a social feel to the space. A dining table fits comfortably alongside the kitchen, and this area leads to the garden room, which is an excellent space with flexible usage depending on the family's needs. Large windows in the garden room overlook the front garden, and a door leads out to a terrace to the side of the house. To the rear of the house is the family room, which features a log burner and full-height windows with double doors that overlook and lead out to the rear terrace.



Upstairs, the first floor houses the bedroom accommodation. The four bedrooms are generously sized, two of which enjoy en suite shower rooms, and there is a family bathroom. One of the bedrooms is currently used as a study, which is perfect for working from home, and enjoys views over the front of the house and to the Surrey Hills beyond.

The current owners have three approved planning permissions, details below:

Reference 23/P/01852
Conversion of rear section of garage/store space to habitable accommodation with raising a rear section of flat roof, addition of a rooflight and changes to fenestration

Reference 23/P/00665
Erection of outbuilding to front for use as workshop and storage including alterations to front garden ground level

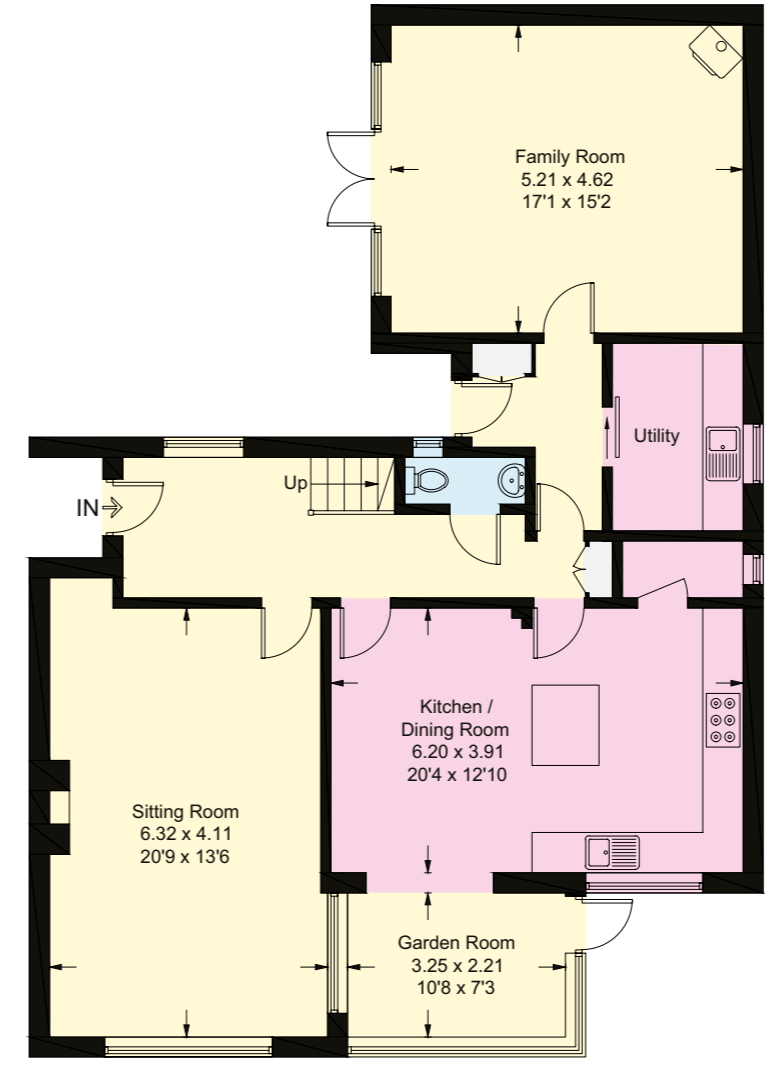
Reference 22/P/00871
Proposed single storey side extension to form new garage, single storey rear extension with terrace area above, increase in roof height to facilitate the conversion of the loft to habitable accommodation and first floor extension including rear dormer window; changes to fenestration.



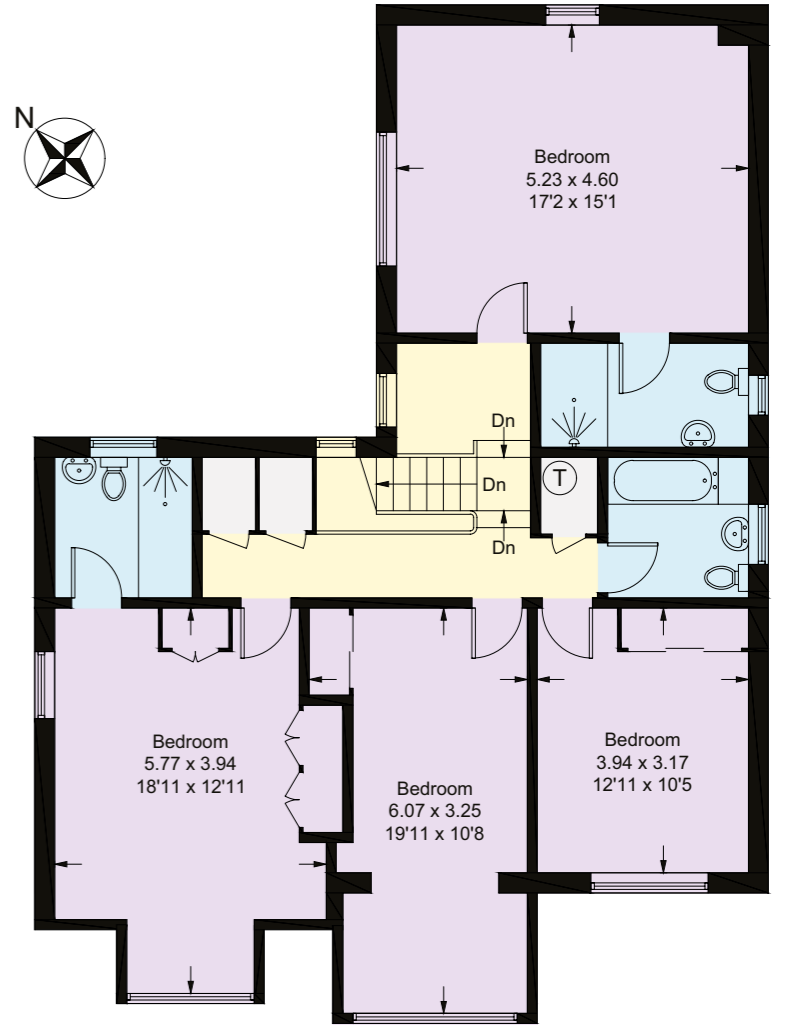
Approximate Gross Internal Floor Area
222.5 sq m / 2395 sq ft

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



Ground Floor



First Floor





Garden and grounds

The house is approached from a long driveway, which leads through pretty gardens with mature trees for privacy, and there is space for parking several cars. The side terrace, accessed from the garden room, is a real suntrap and is the perfect space for outdoor dining in the summer months. The rear garden is arranged over two tiers; the lower tier comprises of a large paved terrace, accessed from the family room; the higher tier comprises a seating area, which overlooks the lawn beyond, which has a range of raised beds and mature shrubbery.

Services

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

Directions

Postcode: GU1 3TQ

What3words: last.copies.bugs



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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