



The Vinyard, Broadwater Rise, Guildford, Surrey





An excellent example of a charming family home in a **secluded location** on a quiet residential street with private access to the Merrow Downs.

Summary of accommodation

Ground Floor: Entrance hall | Kitchen/breakfast room | Living room | Sitting room | Study | Utility room | Guest cloakroom

First Floor: Four bedrooms | Family bathroom | Separate wc

Second Floor: Bedroom five | Family bathroom and separate wc

Garden and Grounds: Mature gardens | Parking for several cars | Triple garage | Direct access from the garden onto Merrow Downs

In all about 0.25 acres

Distances

Guildford's Upper High Street 0.9 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 northbound) 1.8 miles, A3 (Guildford southbound) 2.4 miles

M25 (Junction 10) 8.2 miles, Heathrow Airport 21.7 miles, Gatwick Airport 24.3 miles, Central London 31.5 miles

(All distances and times are approximate)



**Knight
Frank**

Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford
GU1 3DE
knightfrank.co.uk



Situation

Broadwater Rise is ideally situated to enjoy the best of both country living being adjacent to the Merrow Downs, with the property enjoying direct access from the garden, and town living within one mile to Guildford's High Street. 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.

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 Vinyard

The Vinyard occupies an excellent position at the top end of Broadwater Rise with direct access on to the Merrow Downs. This Victorian home is very attractive with the front façade made from London Stock brick and new wood double glazed sash windows throughout. The Vinyard retains many period features including stripped pine flooring throughout, cornicing, picture rails and ceiling roses to name a few.

On entering, the property opens into the welcoming entrance hall from which the principal living accommodation leads. To the right, the formal living room is found with double doors out to the garden, and to the opposite side of the hallway, the sitting room is found. This space connects to both a study and the kitchen/breakfast room. The kitchen and breakfast room has a high, vaulted ceiling with a large window that makes the room feel bright and spacious. The kitchen is fitted with a generous range of base and wall units with integrated appliances and a separate utility room sits adjacent to the kitchen. There is excellent space for dining, and double doors open out to the garden to extend the entertaining space outside for the summer months.

The bedroom accommodation is arranged over the first and second floors. All five bedrooms are well-proportioned, and there are two family bathrooms, both with separate WC's. There is additional storage, and access to eaves storage space from the first and second bedrooms.









Approximate Gross Internal Floor Area

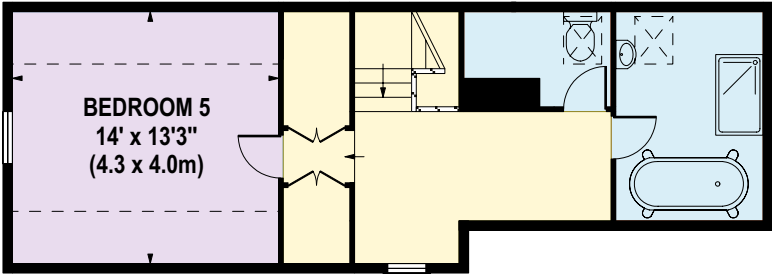
Main House: 2591 sq ft / 241 sq m

Outbuildings: 434 sq ft / 40 sq m

Total: 3025 sq ft / 281 sq m

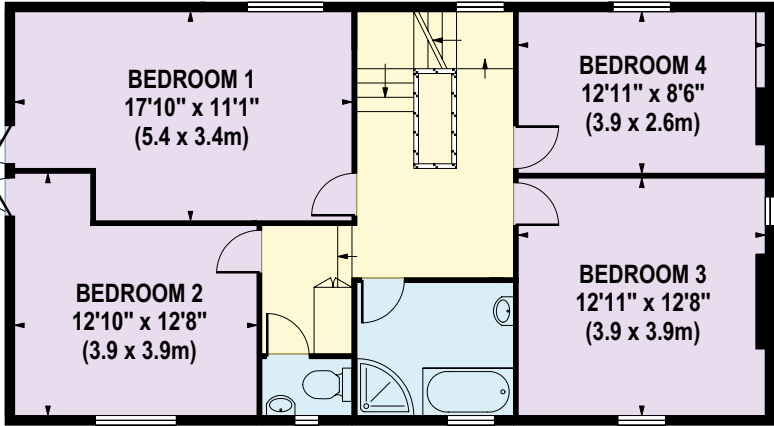
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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

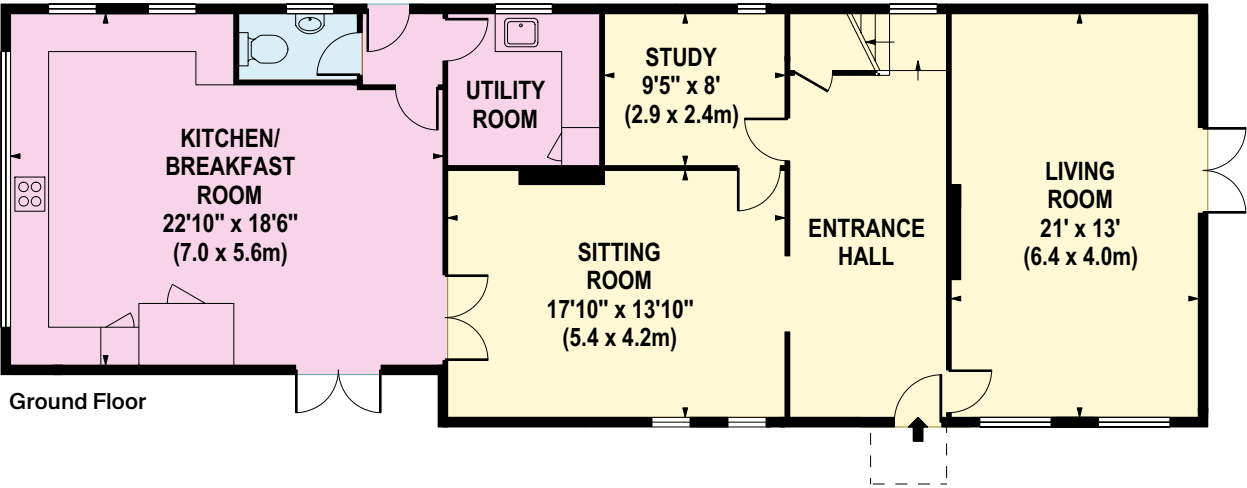
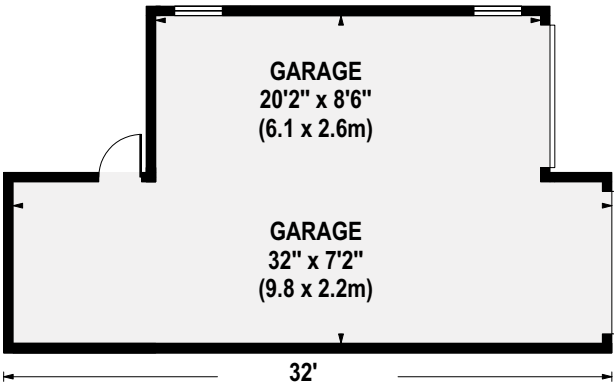


Second Floor

TO
EAVES



First Floor



Ground Floor



Garden and grounds

The property is approached along a driveway with a fruit cage, before you reach the parking area and the triple garage. The garden is very private with a wall separating it from the driveway on one side, and an established hedge border to the other with a selection of mature trees. Mainly laid to lawn, the garden has been thoughtfully divided into different, tiered sections. The top tier sits next to the house and is accessed from the kitchen/breakfast room and the living room, which opens to a playful putting green area. The second tier has a decked terrace to the end which enjoys a sunny aspect, and steps lead down to an area with raised beds, which would lend itself to become an excellent vegetable patch for those with green fingers.

Services

We are advised by our clients that the property has mains water, electricity, drainage, and gas central heating. The hot water system is a Megaflow with a solar coil, heated by evacuated tubes on the roof. There is a 14 panel, 4KW solar system on the roof, which generates electricity with an inverter and there is a 13.5kWh Tesla Powerwall battery and a 7kWh EV charging point.

Directions

Postcode: GU1 2LA

What3words: ///clip.value.mostly

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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Knight Frank Guildford
2-3 Eastgate Court
High Street, Guildford
GU1 3DE

James Ackerley
01483 617920
james.ackerley@knightfrank.com

Tim Chapman
01483 963880
tim.chapman@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)