



Woodhay, Guildford, Surrey





Offering **spectacular views** on the edge of Guildford.

Summary of accommodation

Main House

Ground Floor: Entrance hall | Dining room | Drawing room | Study | Kitchen/breakfast room | Utility | Gym | Sun room

First Floor: Principal bedroom suite with dressing room, en suite bathroom and private balcony | Three further bedrooms | Jack-and-Jill en suite to bedrooms two and three | Family bathroom | Galleried landing | Office/studio with en suite shower room

Second Floor: Two additional bedrooms | Shower room

Garden and Grounds: Mature garden partially walled | Enclosed heated swimming pool

Garden and Grounds

Integral garage | Carport for two cars | Greenhouse | Tool shed | Shed

In all about 1 acre

Distances

Guildford's Upper High Street 1.7 miles, London Road Station, Guildford 1.8 miles (from 47 minutes to London Waterloo), Guildford station 2.3 miles (from 37 minutes to London Waterloo), A3 (northbound) 2.6 miles, A3 (southbound) 3.3 miles M25 (Junction 10) 9.3 miles, Heathrow Airport 22.5 miles, Gatwick Airport 22.8 miles, Central London 32.6 miles
(All distances and times are approximate)



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

James Ackerley
01483 617920
james.ackerley@knightfrank.com



Situation

White Lane is arguably one of Guildford's most coveted addresses. The excellent location is an important factor to this fine residence being under two miles to Guildford's Upper High Street yet right on the doorstep of superb Surrey countryside including Newlands Corner, St Martha's Hill, the Chancies Wood and both the Pewley & Merrow Downs with all the miles of wonderful walking, cycling and riding it affords.

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

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

Woodhay

Knight Frank are pleased to offer this rare opportunity to purchase a stunning home in one of Guildford's best roads. Perfectly located just 1.7 miles from Guildford's upper high street offering all the convenience of town living, yet the idyllic feeling of being in the middle of the country.

The house makes the most of its stunning position with all the principal rooms facing south, each enjoying the magnificent views of open countryside.





The accommodation extends to over 4,700 square feet, and is arranged primarily over three floors. On entering, the house opens into a welcoming entrance hallway with the principal reception rooms leading from this space. The drawing room occupies the left-side of the house with dual aspect and sliding doors which open to a covered loggia.

A useful study connects to this room, and adjacent to the drawing room is the dining room with a bay window and a door that leads out directly to the expansive entertaining terrace and garden beyond. The kitchen features a central island and an adjacent dining area,

ideal for casual everyday dining. The utility room is found off the kitchen in a link which has been created between the principal reception space and the gym with connecting garage. This is a superb space with double height glass and a sky lantern that allows natural light to flood the room. There is an excellent galleried landing that creates an additional seating area that leads through to the self-contained office/studio, which could be used as a guest bedroom with en suite shower room. Adjoining the gym is an oak framed sun room with sliding doors that lead out to the lower tier of the terrace.







The first floor has excellent bedroom accommodation, with a generous sized principal bedroom, dressing room and en suite bathroom, oriented to benefit from the southern views over the garden from the private balcony. There are three further bedrooms on this floor, all of a consistently good size, with fitted wardrobes and two of which share a Jack-and-Jill bathroom. There is an additional family bathroom on this floor, and the second floor comprises two further bedrooms and a shower room.

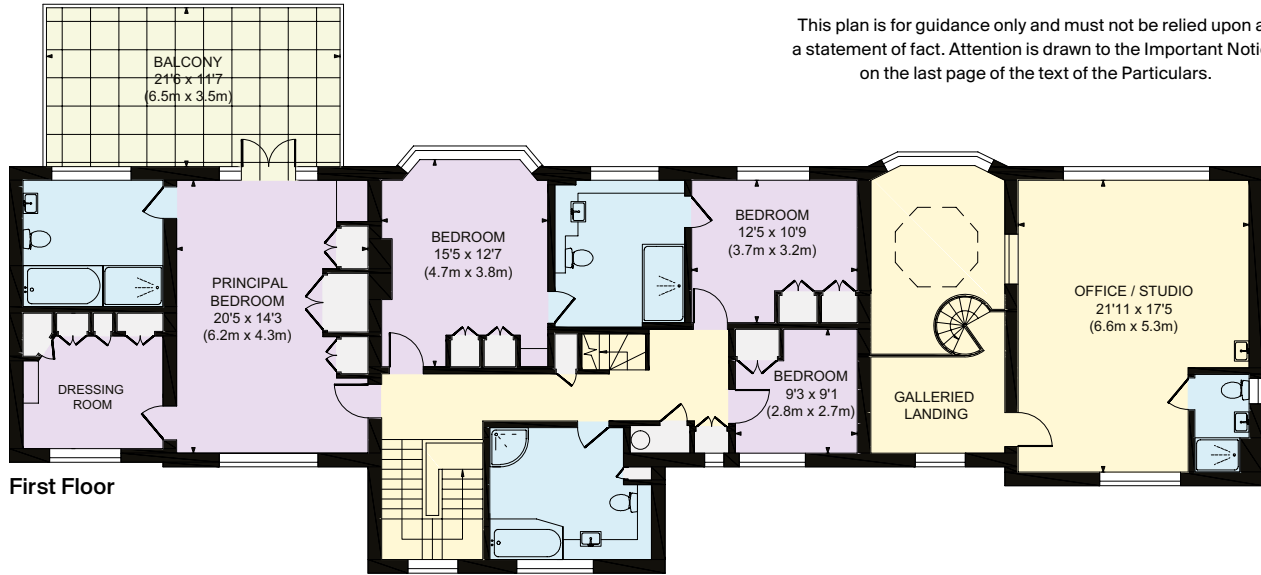




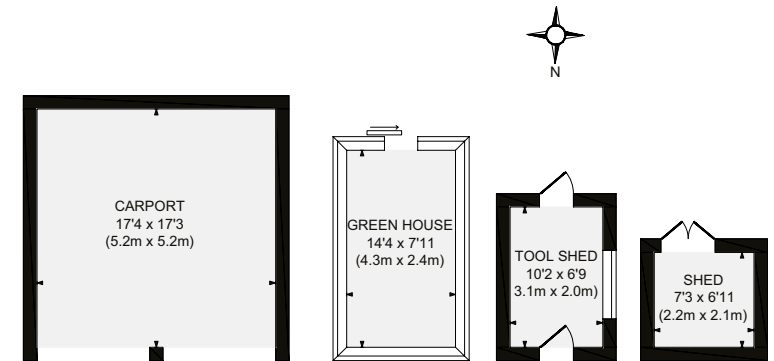
Approximate Gross Internal Floor Area
 Main House: 4,731 sq. ft / 439.52 sq. m
 Carport: 299 sq. ft / 27.82 sq. m
 Outbuildings: 231 sq. ft / 21.50 sq. m
 Garage: 201 sq. ft / 18.70 sq. m
 Total: 5,462 sq. ft / 507.54 sq. m

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

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.

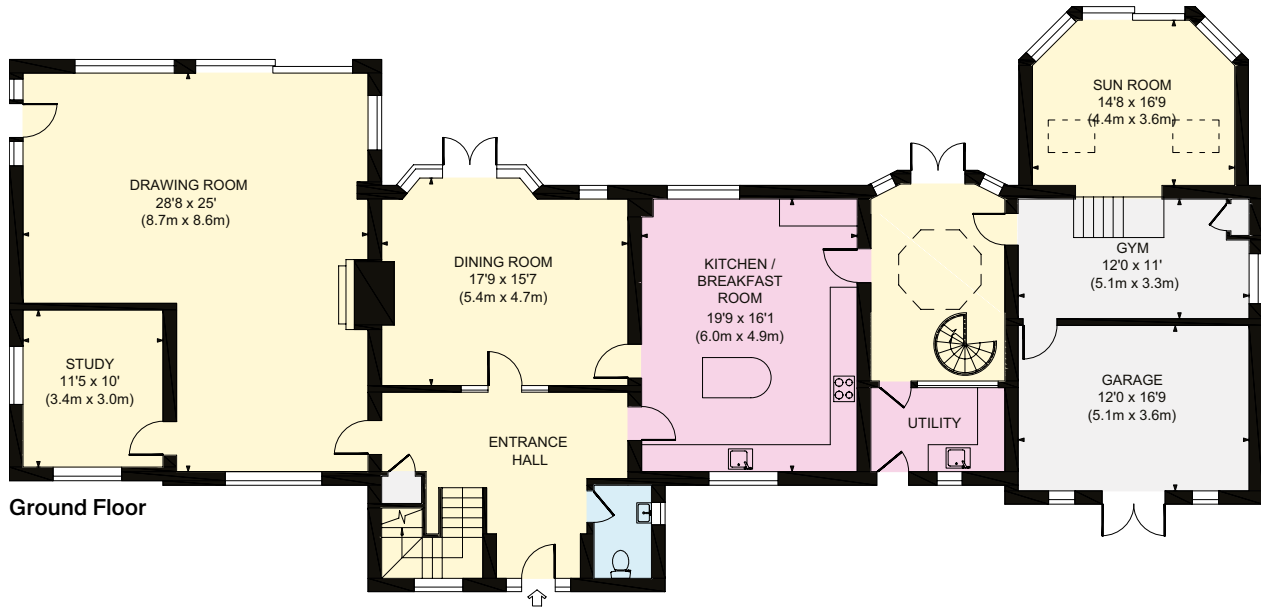


First Floor

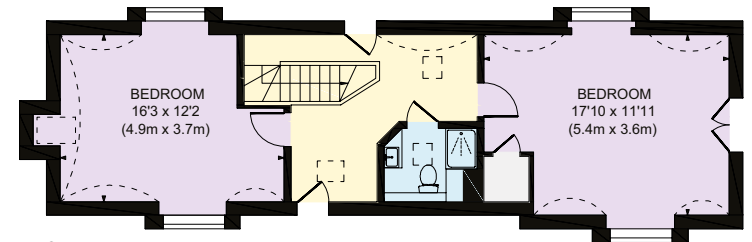


Carport

Outbuildings



Ground Floor



Second Floor





Garden and Grounds

The house is set back from the quiet road and accessed through wooden gates. There is a large driveway to the front of the property with a carport for two cars.

The rear garden is a particularly fine feature of this impressive home with stunning views across to St Martha's Hill. Adjacent to the house is a large entertaining terrace with a loggia and a dining area on a lower level next to an attractive pond. A secluded terrace sits beside the drawing room and is the perfect extension of this space outside. The garden is a wonderful and tranquil place to relax with an array of mature hedging, trees and stunning specimen plants and flowers throughout.

The garden has been cleverly landscaped to create a large flat level which is mainly laid to lawn. There is also a vegetable patch, screened from the house by hedging and there is a greenhouse in this area.









Services

We are advised by our clients that the property has mains water, electricity, gas central heating and private drainage. There is also a solar thermal system.

Directions

Postcode: GU4 8PU

What3words: ///rush.song.moth

Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band G

EPC Rating: H



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 February 2025. Photographs and videos dated May 2024.

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