



Pewley House, Guildford, Surrey





# A spectacular Edwardian home in sought-after position.

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## Summary of accommodation

**Ground Floor:** Entrance hall | Sitting room | Dining room | Study | Kitchen | Orangery | Utility room | Cloakroom

**First Floor:** Principal bedroom with en suite bathroom | Two further bedrooms | Jack and Jill bathroom

**Second Floor:** Two bedrooms | Bathroom

**Lower Ground Floor:** Gym | Swimming pool | Steam room | Family room | Guest bedroom with en suite | Second study | Cloakroom

**Gardens and Grounds:** Attractive formal gardens with views across Guildford | Integral triple garage

## Distances

Guildford High Street is just 250 meters from the property

A3 1.3 miles, M25 (Junction 10) 9.8 miles, Central London 30.3 miles

**Train Station:** Guildford's main line station 800 metres (Waterloo in 34 minutes)

**Airports:** Heathrow 22.2 miles, Gatwick 24.9 miles

(All distances and times are approximate)



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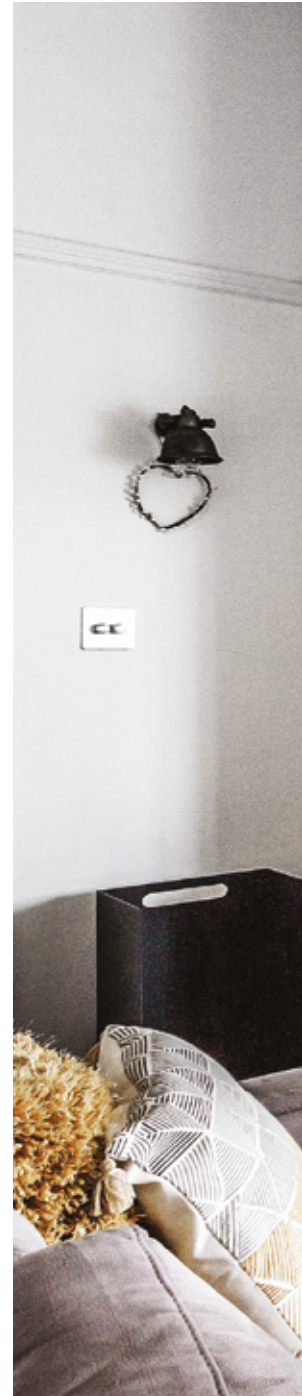


## The location

Guildford's popular Pewley Hill, one of the town's best roads, is perfectly located moments from Guildford attractive High Street. The slightly elevated position benefits from outstanding views over the town to the Cathedral, and beyond. At the top of the road is the popular Pewley Downs which offers fabulous walks with stunning panoramic countryside views, just 600 metres from the house.

Guildford's historic town centre provides extensive shopping, restaurants, bars, entertainment and sporting facilities on your doorstep, 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 street market on Fridays and Saturday's and farmer's market on the first Tuesday of each month.

Guildford's main line station provides a quick and regular service to Waterloo in approximately 34 minutes.





## Schools

The area is well-known for having excellent schooling - both state and private.

|                                  |                               |
|----------------------------------|-------------------------------|
| Pewley Down Infants              | St Catherine's School (Girls) |
| Boxgrove Primary                 | Royal Grammar School (Boys)   |
| George Abbot                     | Guildford High School (Girls) |
| St Thomas of Canterbury Catholic | Charterhouse School           |
| Holy Trinity Junior              | Cranleigh School              |
| St Peters Catholic School        | Tormead School (Girls)        |
| Guildford County School          |                               |

## Amenities

**Arts:** G Live, Yvonne Arnaud Theatre, Electric Theatre

**Sport:** Spectrum Leisure Centre, Surrey Sports Park

**Golf:** West Surrey, Guildford, Bramley

**Tennis:** Pit Farm, Merrow, Birtley

**Rowing:** Guildford Rowing Club

## The property

Originally built for the mayor in 1911, Pewley House is a stunning Edwardian home on one of Guildford's premium roads, accommodation extends to approximately 4,000 sq ft and is presented over four floors. The house enjoys a fabulous elevated position with far-reaching views of the cathedral, town and the rolling hills beyond.

The current owner has been in residence for a number of years and has extensively renovated the property. Information relating to the planning permissions granted for the house can be found on the Guildford Planning Portal using Ref: 11/P/O1312.

The elegant front door opens on to the entrance hall which leads to the open plan kitchen/breakfast room which has been designed to the highest specification with an emphasis on light and space providing a contemporary feel ideal for family living. The kitchen has a central island with breakfast bar, range cooker, modern cabinetry and built-in appliances.







Off the kitchen is a well designed pantry and a utility room. A wonderfully light Jeremy Uglow orangery with air conditioning adjoins the kitchen and is set up for dining whilst enjoying garden views and access outside.

Modern glass sliding doors open on to a versatile reception room currently presented as a television room and there is also a generous sized sitting room with high ceilings, beautiful ceiling cornicing, bespoke corner viewing windows, wooden flooring and an open fireplace with a stone surround. A guest cloakroom and study complete the ground floor.

The principal bedroom can be found on the first floor, this room is wonderfully light and has the benefit of a large en suite bathroom with twin sinks, a large bathtub and walk in shower. Two further bedrooms can be found on this floor, both with access to the en suite shower room.

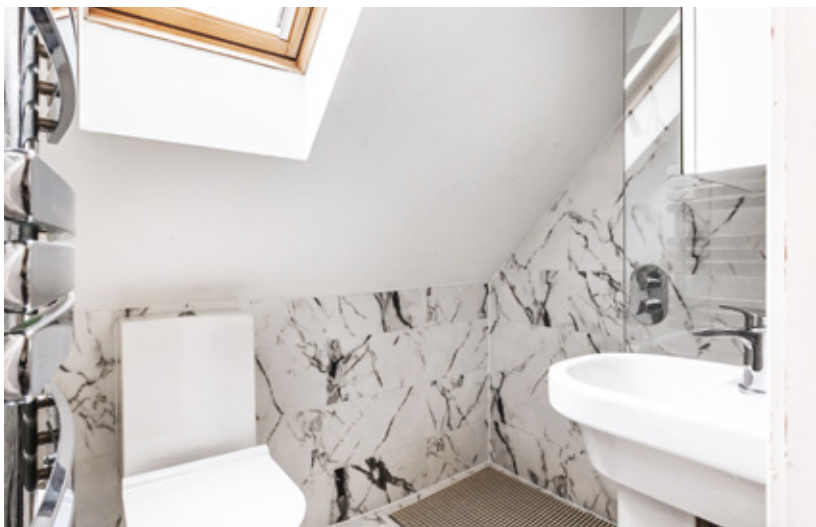
Two additional double bedrooms with air conditioning can be found on the second floor and are serviced by a shower room.

The lower ground floor has impressive leisure facilities including a large indoor heated swimming pool, shower and steam room, and a home gym. There is an additional reception room, a study and the sixth bedroom with en suite shower room. This arrangement lends itself to guests or grown up children.















Approximate Gross Internal Floor Area

415.1 sq m / 4,468 sq ft

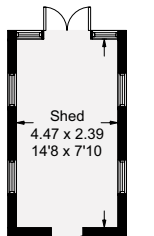
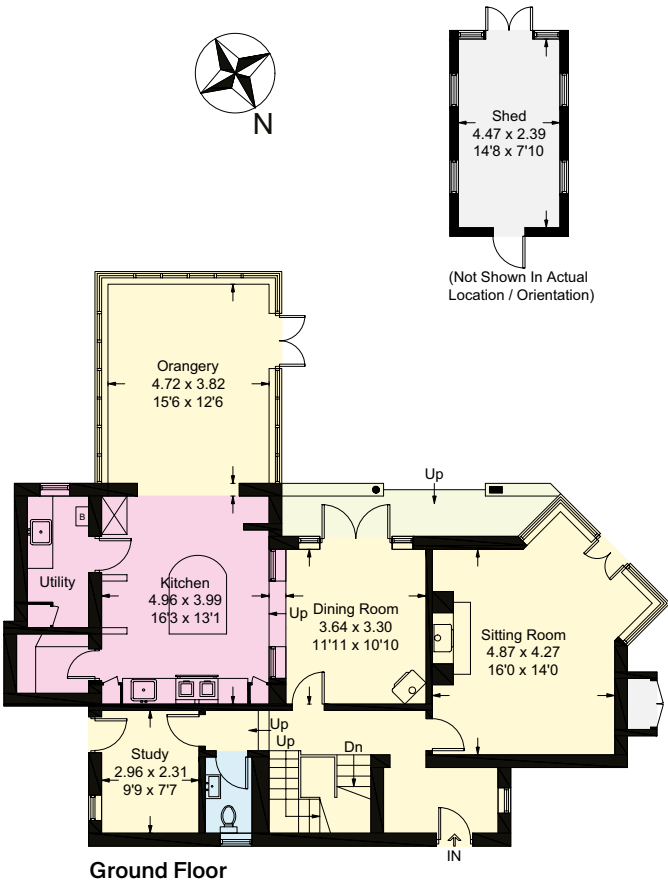
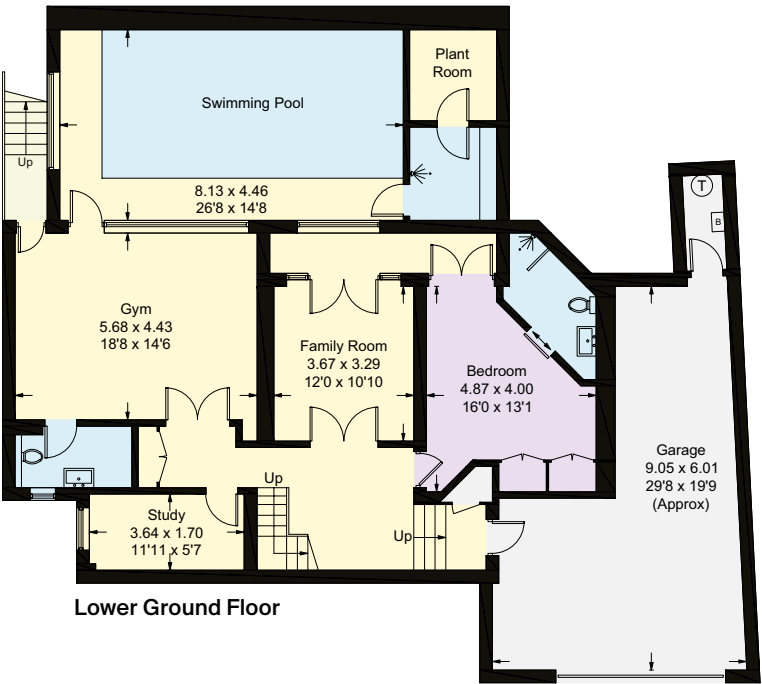
Shed = 10.7 sq m / 115 sq ft

Total = 425.8 sq m / 4,583 sq ft

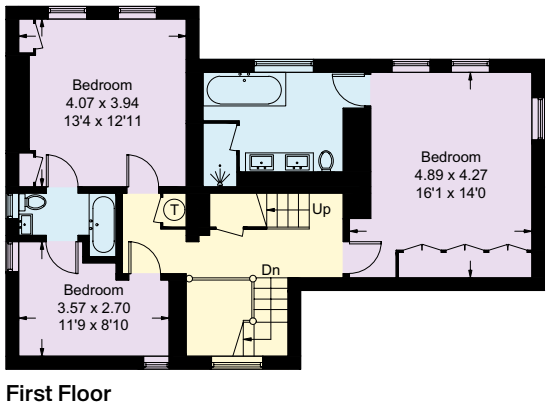
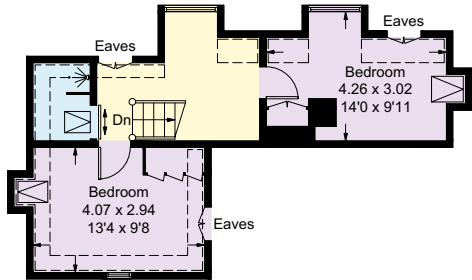
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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

 = Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)





## Gardens and grounds

Outside, the rear garden is tranquil and private. The terrace extends the length of the house with seating areas and a barbecue area. There is a large area of level lawn and an outbuilding.

The property has a double garage with electric door which can be accessed from both the road and the lower ground floor of the house.

## Services

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

## Viewing

Strictly by appointment with sole selling agent.

## Directions (GU1 3SQ)

From Guildford's Upper High Street and our office on your left-hand side proceed to the mini roundabout taking the right-hand fork on to Epsom Road. Continue approximately 230 feet and turn right on to Jenner Road. At the top of Jenner Road turn right on to Harvey Road. Keep left on Harvey Road at the fork until you get to the end of the road. Turn right on to Pewley Hill where No. 2 will be almost immediately on your left-hand side.

## 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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