



Beechfield



Guildford, Surrey



Without doubt one of the **most stunning uninterrupted south-facing views** and the rarest of opportunities to knock down and build a spectacular brand new home.

Summary of current accommodation

Ground Floor: Entrance hall | Kitchen | Four bedrooms | Family bathroom | Study | Boot room | Cloakroom

Lower Ground Floor: Living room | Plant room

First Floor: Bedrooms five and six

Garden and Grounds: South-facing garden | Generous roof terrace | Chalk quarry | Outdoor storage | Double garage

Subject to the usual planning conditions: a spectacular opportunity to build in one of the best positions on the edge of Guildford perfectly located just 1.5 miles from the high street offering all the convenience of town living, yet the idyllic feeling of being in the middle of the country

Current total of accommodation: 4662 sq ft

In all about 1.24 acres

Distances

Guildford's Upper High Street 1.5 miles, London Road Station, Guildford 1.7 miles (from 47 minutes to London Waterloo)

Guildford station 2 miles (from 37 minutes to London Waterloo), A3 (northbound) 2.5 miles, A3 (southbound) 3.2 miles

M25 (Junction 10) 9.2 miles, Heathrow Airport 22.4 miles, Gatwick Airport 25.2 miles, Central London 32.5 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.

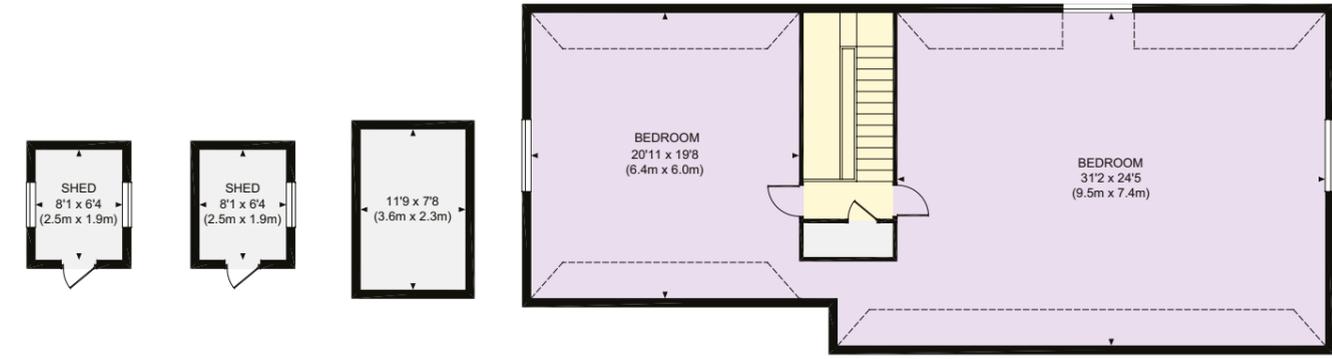
Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower, which look across the valley towards the property. 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

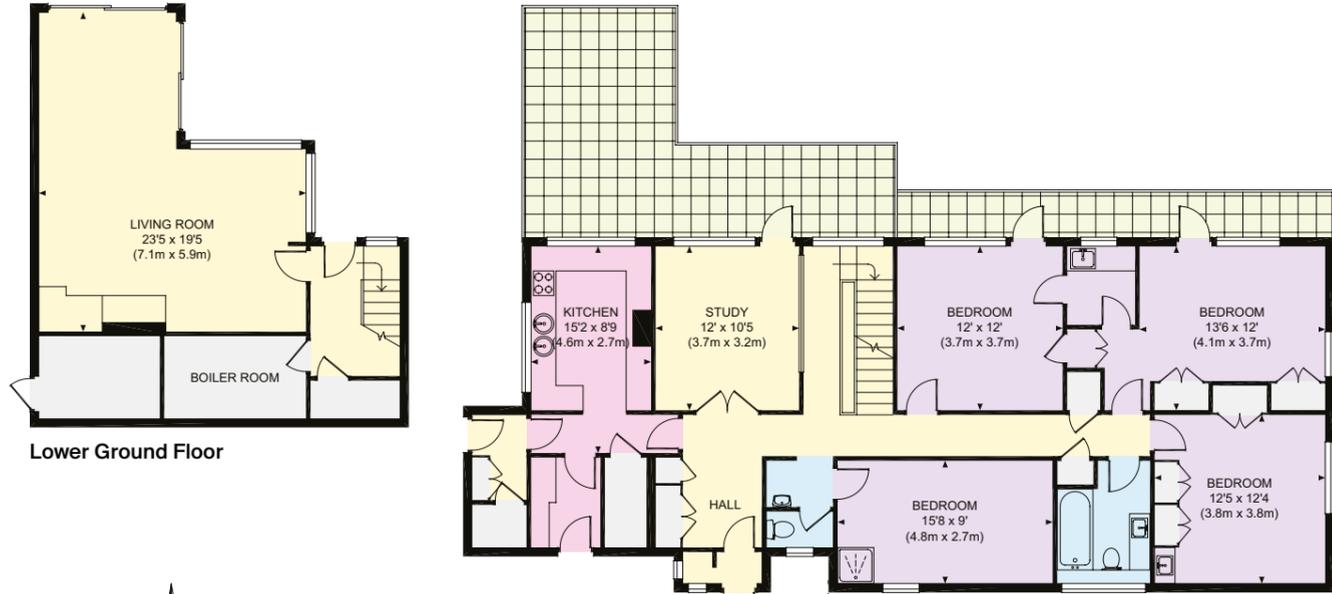
Tormead, Guildford High School, George Abbott School, Royal Grammar School and Royal Grammar Preparatory School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford Country School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine's,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



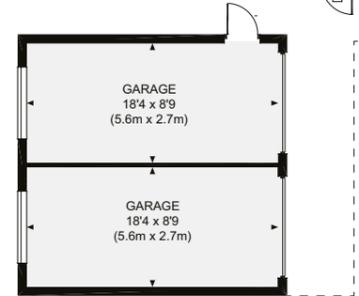




First Floor



Ground Floor



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



Approximate Gross Internal Floor Area
 4148 sq ft / 385.4 sq m
Outbuildings: 514 sq ft / 47.8 sq m
Total: 4662 sq ft / 433.1 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.

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, Worplesden Golf Course.

The property

Offering breath-taking views of open countryside yet under two miles from Guildford town centre, Beechfield sits on one of Guildford's premier roads. There is no through traffic to disturb its peaceful situation. It offers an incoming purchaser with an ideal setting for the development of a contemporary family home.

The house sits within a generous plot of 1.24 acres with driveway parking for several cars, garaging, and outside stores. A terrace spans the width of the rear of the ground floor and overlooks the garden and to the Downs and Chantry Wood beyond.

Services

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



Directions

Postcode: GU4 8PP

What3words: ///garden.result.dock

Viewings

Viewing is strictly by appointment through Knight Frank.

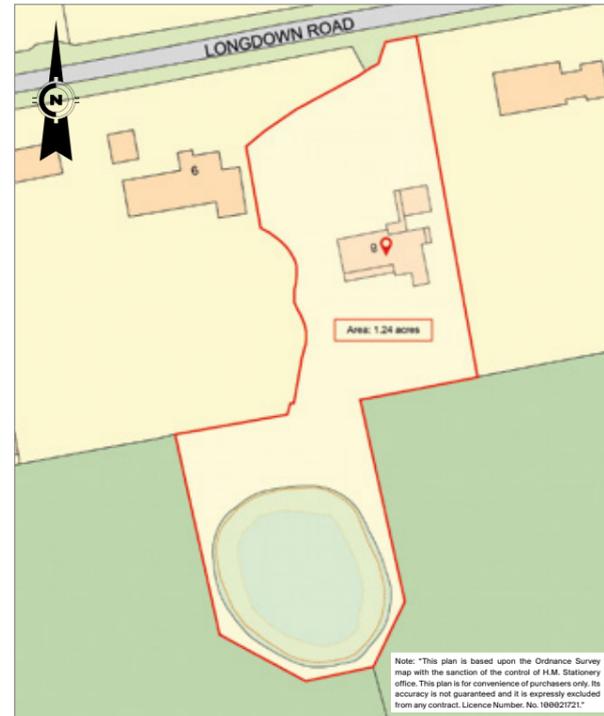
Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band F

EPC Rating: F



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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