

Belmont Place

Burpham, Surrey







A four bedroom detached property on a secluded, private no through road

Nestled in Burpham, this distinguished detached residence, constructed in 2015, spans approximately 2,303 square feet, providing ample space for comfortable family living.

Guildford's Upper High Street 2.1 miles, London Road Station Guildford 2 miles (from 47 minutes to London Waterloo)

Guildford station 3 miles (from 34 minutes to London Waterloo) A3 (Guildford northbound) 0.7 miles, A3 (Guildford southbound) 2.8 miles

M25 (Junction 10) 6.7 miles, Heathrow Airport 21.9 miles, Central London 29.8 miles, Gatwick Airport 31.7 miles

(All distances and times are approximate)



4



3



3

Summary of accommodation

Ground Floor: Drawing room | Family room | Kitchen/dining room | Study | Cloakroom

First Floor: Principal bedroom | Three bedrooms, two en suites | Family bathroom

Outside: Integral double garage | Driveway parking | Expansive, well-maintained garden

Spacious patio ideal for outdoor entertaining and alfresco dining

Belmont Place

This high-specification home finished in early 2015 has been designed to maximise space and light. Meticulously planned and professionally constructed to the highest standard, 2 Belmont Place is sympathetic to the local architecture, regional characteristics and the surrounding countryside, and is conceived to enhance its existing surroundings, both now and for many years to come.

Upon entering the property, a hallway provides access to various living areas. To the left, a study is located, along with a nearby cloakroom. The sitting room is spacious, featuring dual-aspect windows and direct access to the garden, allowing for an abundance of natural light. Adjacent to the sitting room is the family room, a versatile living space.

The open-plan kitchen and dining area includes a well-equipped kitchen with modern appliances, an island for additional workspace, and a dining space that integrates seamlessly with the kitchen. French doors offer access to the garden. A separate door from the kitchen leads to the detached double garage, providing secure parking and additional storage.

The first floor landing leads to four well-proportioned bedrooms, two of which benefit from en suite bathrooms. The principal bedroom features an elegant dressing room and an en suite bathroom, offering privacy and comfort.

The second bedroom is spacious and includes built-in wardrobes, providing ample storage. The third and fourth bedrooms are both generously sized, suitable for family members or guests. A family bathroom with modern fittings serves the remaining bedrooms, ensuring convenience for all residents.













BEDROOMS AND BATHROOMS





Situation



Schools: Tormead, Guildford High School, George Abbot School, Lanesborough Preparatory School, Royal Grammar School, St Peters Catholic School, St Thomas of Canterbury Catholic School, Guildford County School, Pewley Down Infant School, Boxgrove Primary School, Holy Trinity Junior 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.

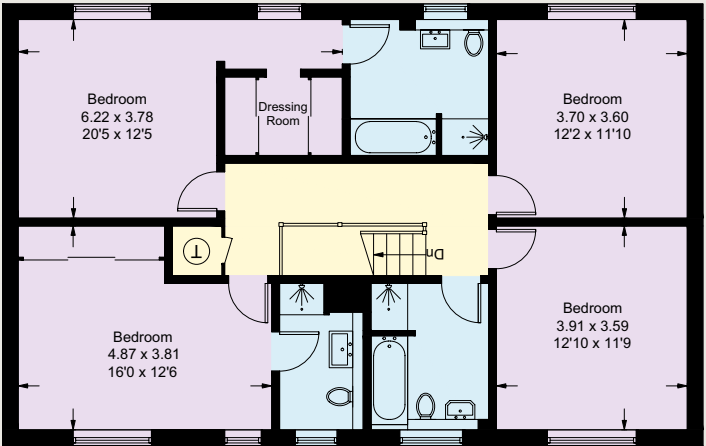




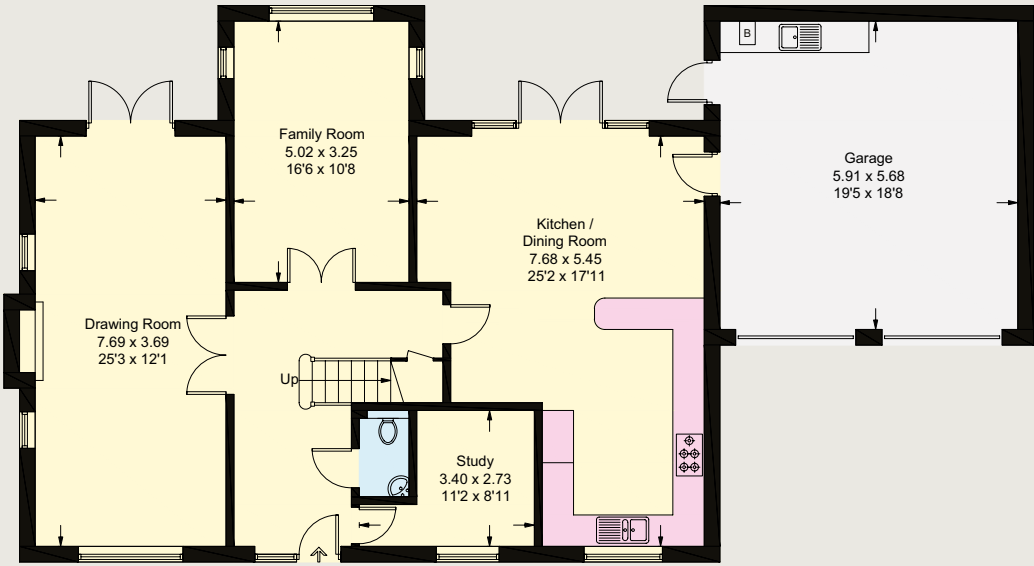
FLOORPLANS & PROPERTY INFORMATION

Approximate Gross Internal Floor Area
= 244.6 sq m / 2,633 sq ft
(Including Garage)

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



First Floor



Ground Floor

Property Information

Directions
Postcode: GU4 7FL
What3words: ///pretty.estate.finely

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

Local Authority
Guildford Borough Council

Council Tax
Band G

EPC
A

Tenure
Freehold

Viewing
Viewing by prior appointment only with the agents.

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.





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