



PITT RIVERS CLOSE

Guildford, Surrey



A MODERN FAMILY HOME IN A DESIRABLE LOCATION ON THE DOORSTEP OF THE MERROW DOWNS

Summary of accommodation

Ground Floor: Kitchen | Dining room | Drawing room | Cloakroom | Understairs storage | Bin store (external access)

First Floor: Three bedrooms, one with en suite bathroom | Family bathroom | Linen storage

Second Floor: Principal bedroom suite, en suite bathroom with shower and walk-in wardrobe | Boiler room/storage | Eaves storage

Distances: Guildford's Upper High Street 1.2 miles, London Road Station, Guildford 1.2 miles (from 47 minutes to London Waterloo), Guildford station 1.9 miles (from 37 minutes to London Waterloo), A3 (Guildford northbound) 1.8 miles, A3 (Guildford southbound) 2.4 miles M25 (Junction 10) 8.1 miles, Heathrow Airport 23.4 miles, Gatwick Airport 24.2 miles, Central London 31.4 miles
(All distances and times are approximate)

SITUATION

Pitt Rivers Close is a quiet no-through road with the beautiful expanse of the Merrow Downs only metres from the doorstep of Number 14. 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: Royal Grammar School and Royal Grammar Preparatory School, Guildford High School, Tormead, George Abbot School, St Peter’s Catholic School, St Thomas of Canterbury Catholic School, Guildford County 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 Club.

THE PROPERTY

Situated in a peaceful and private cul-de-sac on the edge of the Merrow Downs, 14 Pitt Rivers Close is a beautifully presented town house offering well-balanced accommodation across three floors. The property is part of an exclusive development and enjoys a quiet yet highly convenient setting just over a mile from Guildford High Street.



The ground floor provides a welcoming entrance hall, with a guest WC and access to understairs storage. To the front, the kitchen is well-appointed with contemporary units and integrated appliances, while the dining area benefits from full-height glazing that opens directly onto the front garden. To the rear, the generous living room spans the width of the house and opens through bi-fold doors onto the east-facing garden.

The first floor comprises three bedrooms, one with an en suite shower room, as well as a family bathroom and a linen cupboard. The front bedroom also benefits from access to a private balcony.

The entire top floor is dedicated to the principal suite, featuring a spacious bedroom with vaulted ceilings and excellent natural light, a walk-in wardrobe, and a large en suite bathroom with two sinks. Eaves storage and a dedicated boiler room are also located on this floor along with access to a large fully boarded attic.





Outside, the landscaped rear garden has been laid for ease of maintenance. The property includes two private allocated parking bays. There is also gated access from the development directly onto the Downs, providing excellent walking routes and access to open countryside.

PROPERTY INFORMATION

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 F

EPC Rating: C



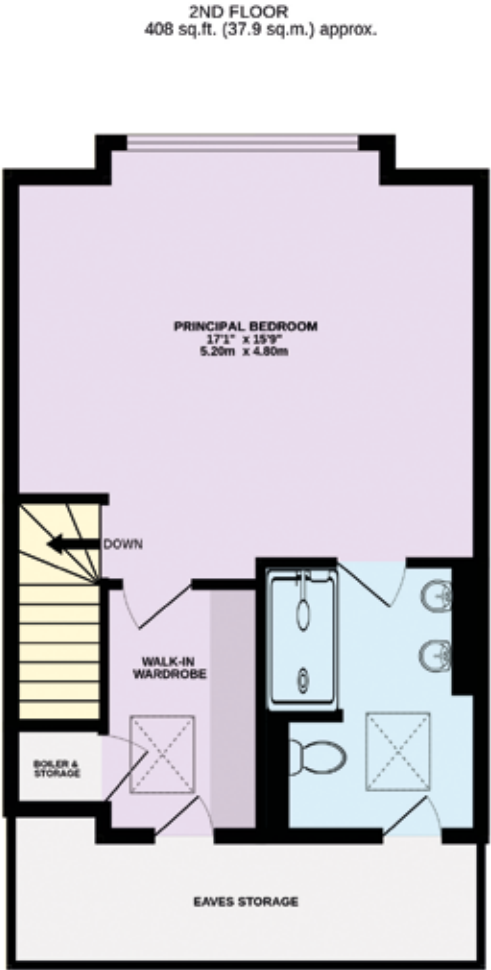
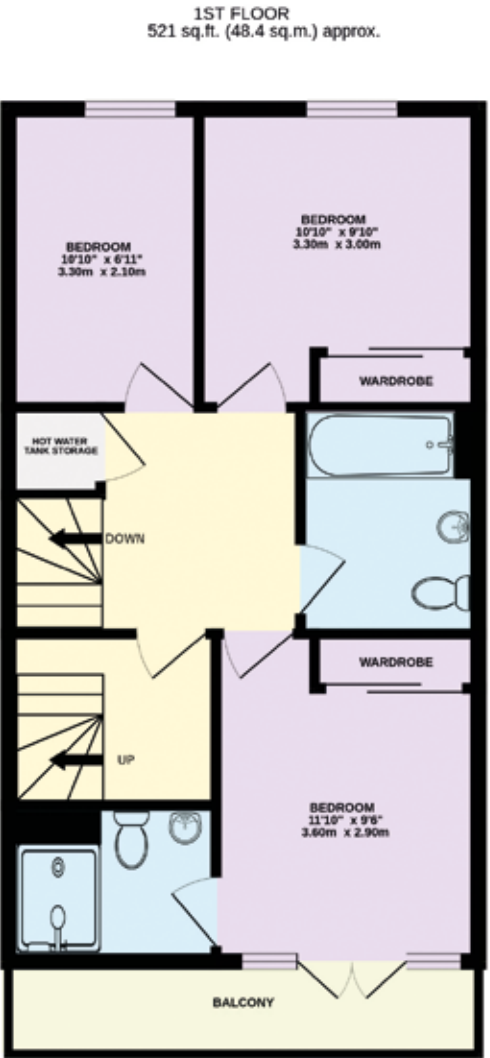
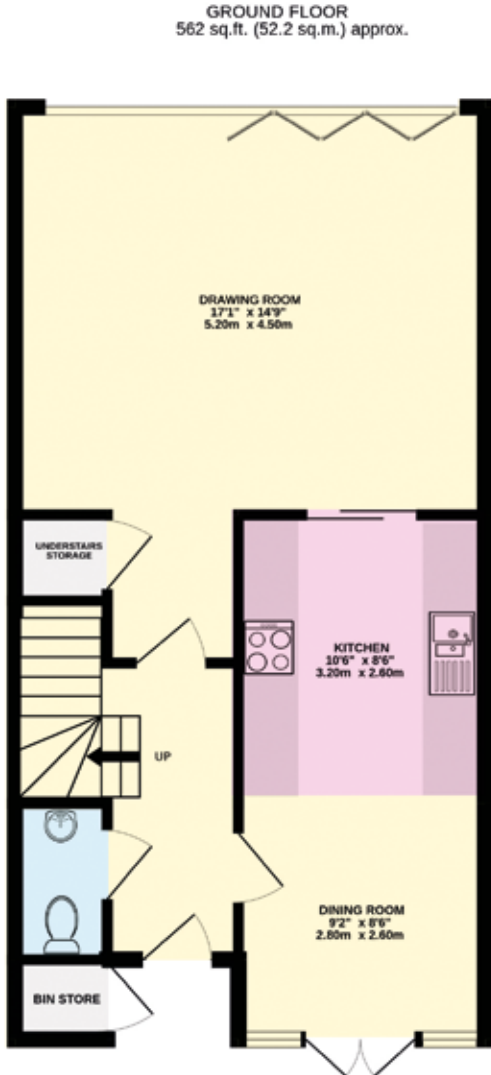
Tenure: Freehold

Directions

Postcode: GU1 2UY

what3words: ///bands.valley.master

Viewings: Viewing is strictly by appointment through Knight Frank.



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

Approximate Gross Internal Area
1491 sq.ft. (138.6 sq.m.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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