



Old Westwick, Guildford, Surrey



An imposing family home sat in a **prime, elevated position**, just off Warwicks Bench and only 0.5 miles from Guildford High Street.

Summary of accommodation

Ground Floor: Entrance hall | Kitchen/breakfast room and pantry | Formal drawing | room | Formal dining room | Family/games room | Study | Guest cloakroom | Boot room and laundry room | Gymnasium

First Floor: Principal bedroom with dressing room and en suite bathroom | Three further double bedrooms, all with en suite bathrooms | Two dressing rooms

Second Floor: Two further double bedrooms | Family bathroom | Media room

Lower Ground Floor: Second study/hobby/craft room | Wine store | Two store rooms

Outbuildings: Detached garage with workshop and store | Green house | Summer house | Shed with WC | Additional storage shed

Garden and Grounds: Spectacular landscaped gardens and grounds | Elevated terracing enjoying spectacular views | Two separate gated driveways | Detached double garage and workshop | Comprehensive kitchen gardens, green-housing and various storage sheds | Summerhouse

In all about 0.92 acres

Distances

Guildford's High Street 0.7 miles, Guildford station 1 mile (from 37 minutes to London Waterloo), A3 (Guildford northbound) 2.1 miles, A3 (Guildford southbound) 2.3 miles
M25 (Junction 10) 9.7 miles, Heathrow Airport 25.7 miles, Central London 33 miles, Gatwick Airport 33.3 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. Chantry View Road is found in a highly desirable location just 0.5 miles to Guildford town centre while also being 0.3 miles from the Chantry Woods with access to miles of walking and bridleway routes through the Surrey Hills with connections to Shalford, St Martha's Hill, Newlands Corner and beyond.

Just a short stroll away, 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 Abbott 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.

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.

The property

Sat in an elevated position, Old Westwick is an exceptional family home that offers outstanding accommodation with the principal rooms enjoying a south-easterly outlook over the gardens and spectacular, far-reaching views beyond. The house has been tastefully modernised to a high standard throughout, while retaining many period features, including detailed cornicing, fireplaces, herringbone wood flooring and lead-paned windows.



On entering, impressive double doors open into the entrance hallway and the formal reception rooms are found to the left with the drawing room enjoying a bay window, and both the drawing room and dining room having feature fireplaces. To the right of the entrance hall, the open-plan kitchen and breakfast room is found, which is the real hub of the home.



The beautifully fitted kitchen offers a range of base and wall units with a central range cooker and integrated appliances with a separate walk-in pantry, and a large central island with seating to one side that creates a social feel to the space. There is plenty of space for casual everyday dining with a six-seater dining table sat in the bay window to enjoy the views over the garden. Sat behind the kitchen is a second entrance to the house and this leads through to a boot room and laundry room. To the rear of the house is a wonderful family room/games room that has a bar fitted in one corner, and a study leads from this room also. This is a superb additional space that has flexible use for the whole family. A sizeable gym is also found on the ground floor with skylights and double doors that allow natural light to flood the room.

Upstairs, the bedroom accommodation is found. The first floor bedrooms are all generously sized with dressing rooms and en suite bathrooms. The principal and second bedrooms both have sumptuous en suites with free-standing baths, walk-in showers and twin sinks with exquisite marble tiling. Two additional bedrooms, a media room, and family bathroom are found on the second floor.

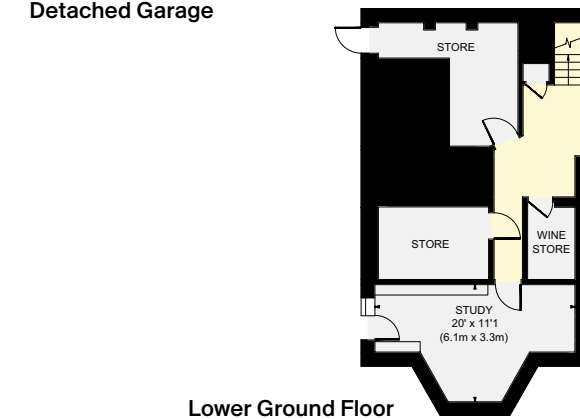
The lower ground floor has useful storage facilities with a wine store, study/hobby room and two further storerooms.



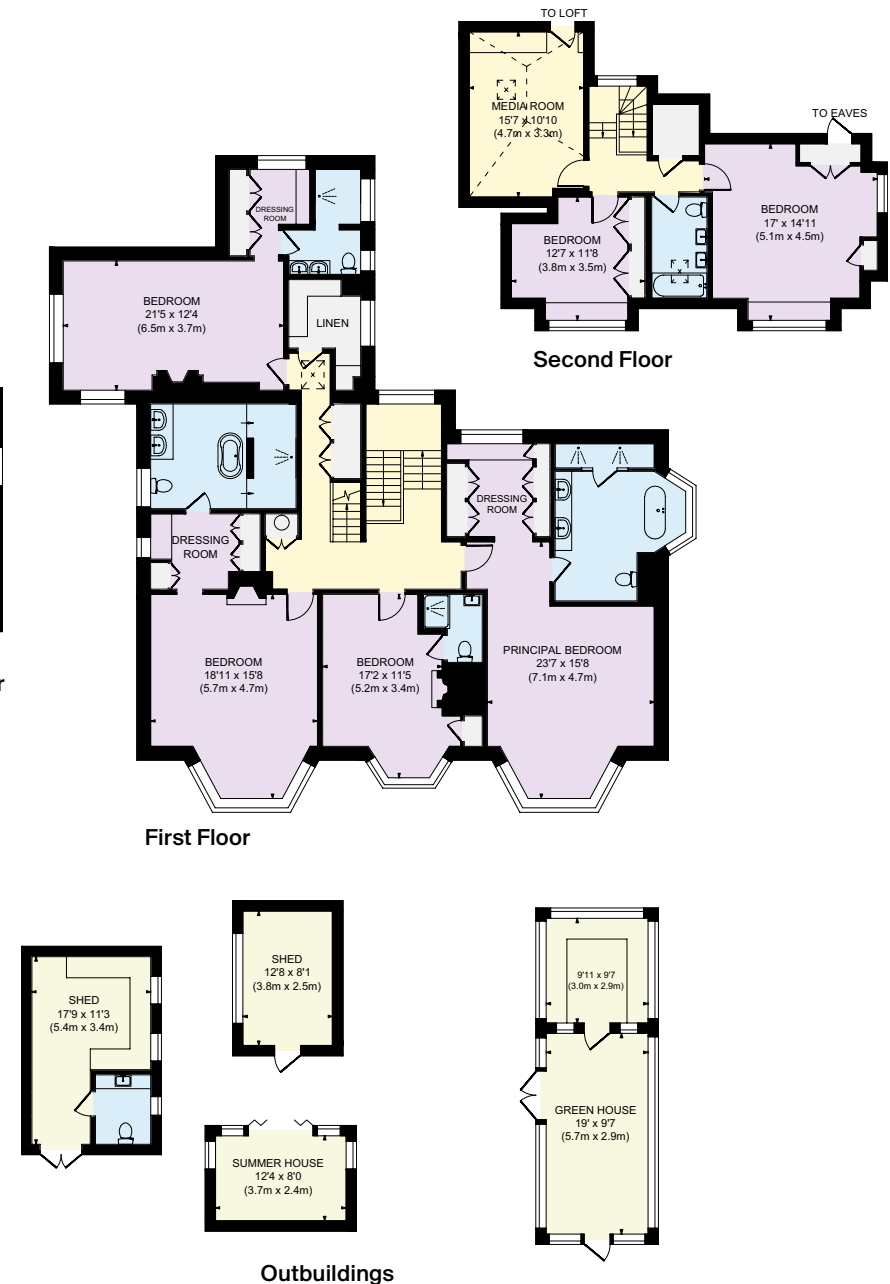




Total 7455 sq. ft / 692.51 sq. m

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





Garden and grounds

Set with grounds of just under an acre, the house is approached via two separately gated driveways. One entrance off Chantry View Road approached via a long driveway with access to the double garage, the second providing a quick route to Guildford High Street in just half a mile. Both driveways provide ample parking for several cars.

The main, and side entrances to the house are both accessed from the generous flagstone terrace which wraps around the side and spans the width of the back of the house. The rear terrace spanning a southerly aspect provides an excellent space for outdoor entertaining and dining, and tiered flowerbeds separate the terrace from the lawned area beyond. The terrace to the side of the house is a real suntrap and is flanked by wonderfully landscaped flowerbeds, a flat lawn and a sunken trampoline. A further seating area sits alongside a summerhouse, which is a great addition to the garden allowing one to enjoy the garden in the cooler months. Further outbuildings include a greenhouse, a gardeners shed with a WC and an additional shed.







Services

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

Directions

Postcode: GU1 3XW

Access from Warwicks Bench – What3words: ///double.summer.grant

Access from Chantry View Road – What3words: ///pushy.crush.moon

Viewings

Viewing is strictly by appointment through both the joint agents Knight Frank and Grantley.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band H

EPC Rating: D



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 June 2024.

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