

NORTHDOWN LANE

Guildford



**Chantryes
& Pewleys**

ESTATE AGENTS



AT A GLANCE

- 5 bedrooms
- 3 bathrooms & 2 additional w/c's
- Split-level accommodation
- Multiple reception rooms
- Outdoor swimming pool
- Off-street parking & integral garage
- Tiered garden with patio and lawn
- Far-reaching countryside views
- Edge of Pewley Down and The Chantryes
- Opportunity to modernise
- No onward chain

Tenure: Freehold. **Council Tax Band:** H. **EPC:** TBC

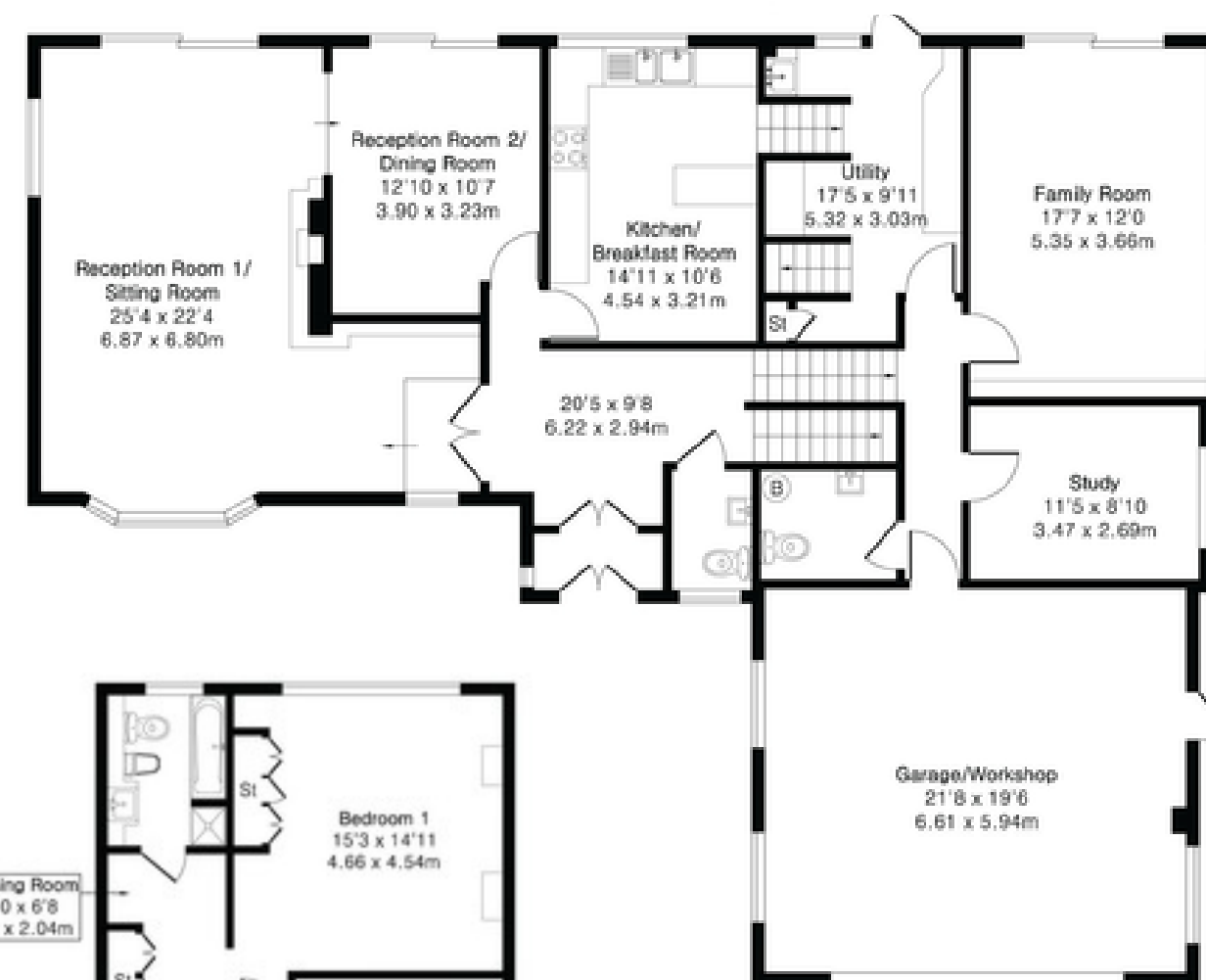


**Approximate Gross Internal Area 3861 sq ft - 359 sq m
(Including Garage/Workshop)**

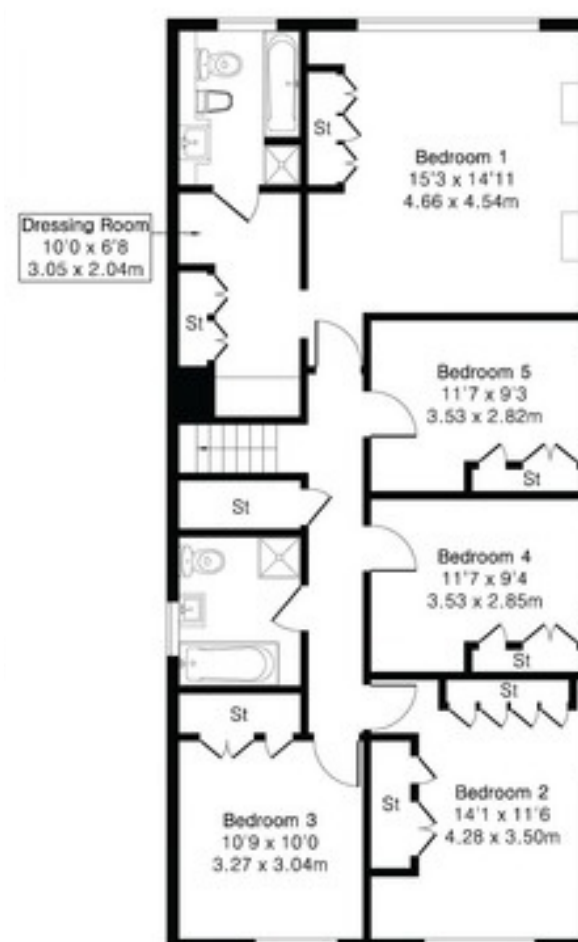
Basement Area 861 sq ft – 80 sq m

Ground Floor Area 1923 sq ft – 179 sq m

First Floor Area 1077 sq ft – 100 sq m



Ground Floor



First Floor



Basement



FROM THE AGENT



The position alone makes this a rare opportunity. Set within a private no-through road on the edge of Pewley Down, Northdown House enjoys far-reaching views across open countryside towards The Chantry and Hascombe Hill from many of its principal rooms, terraces and gardens.

The house has been arranged to make the most of its elevated setting, with generous living spaces focused on the outlook and a substantial lower ground floor that adds flexibility for entertaining, leisure or future reconfiguration, subject to any necessary consents.

While the location and views are qualities that cannot be replicated, the house also offers clear scope for a new owner to update and personalise over time.

Opportunities to secure a home of this scale, in such a sought-after setting and with such obvious potential, are becoming increasingly rare in Guildford.

Warmly,

Chris

Chris Dean
Director





LIVING SPACES

Occupying an exceptional position on a private no-through road, Northdown House sits on the edge of Pewley Down and The Chantry with far-reaching views across surrounding countryside towards Hascombe Hill. The elevated setting gives the house a remarkable connection to the landscape, while remaining within easy reach of Guildford town centre and a number of highly regarded schools.

The principal reception room has been carefully positioned to make the most of the outlook. Large windows and sliding doors draw the views into the room and open directly onto a balcony terrace overlooking the gardens below. A substantial fireplace provides a focal point, while the generous proportions allow for a variety of seating and entertaining arrangements. Adjacent to the sitting room, a separate family room offers a quieter retreat whilst maintaining the same connection to the surrounding landscape.







KITCHEN & DINING

The kitchen enjoys a practical position at the heart of the house, with extensive cabinetry, generous worktop space and views across the rear garden. Adjacent to the kitchen, the dining room provides a natural setting for both everyday meals and larger gatherings, with sliding doors opening onto the balcony and providing views over the garden and countryside beyond.

On the split level below, the utility room adds valuable day-to-day practicality. From here there is direct access to the integral garage, the rear patio and the lower ground floor.

A separate study provides a dedicated workspace away from the main living areas and offers flexibility for modern family life.



ACCOMMODATION

The bedroom accommodation is arranged across the upper level of the house.

The principal suite enjoys an elevated position with wide-reaching views across the garden and landscape beyond. The bedroom is complimented by a dressing area and en-suite bathroom.

Four further double bedrooms are arranged on this floor, comprising two larger doubles and two smaller doubles, all served by a family bathroom.

The current layout works well for family living, while also offering scope for a new owner to reconfigure the arrangement to suit their own requirements and lifestyle, subject to any necessary consents.





POOL HOUSE POTENTIAL & LEISURE SPACE

A notable feature of the house is the substantial lower ground floor, currently arranged as a large open-plan leisure and entertaining space. With direct access to the swimming pool terrace and the benefit of a shower room, the space naturally lends itself to use as a games room, pool room or recreation area.

Equally, the scale provides considerable flexibility for future owners. Subject to any necessary consents, there is scope to reconfigure the accommodation to suit a variety of requirements.

Outside, the swimming pool forms a focal point of the rear garden. Measuring approximately 12 metres in length and surrounded by extensive patio areas, it creates an impressive entertaining environment during the warmer months and sits neatly within the wider landscape of the garden.





THE GARDEN

The south-west facing rear garden has been arranged across a series of terraces that work naturally with the site's topography. A generous patio extends directly from the kitchen and provides ample space for outdoor seating and dining, with views back across the garden and surrounding countryside.

From this level, steps lead down to the swimming pool terrace and onwards to a broad area of lawn bordered by mature trees, shrubs and established planting. The tiered design creates distinct outdoor spaces whilst maintaining a strong sense of privacy.

To the front of the property, a substantial driveway provides extensive off-street parking for multiple vehicles and access to the integral double garage.





Chantries & Pewleys

01483 405222

guildford@chantriesandpewleys.com

2 St Mary's Terrace, Mill Lane, Guildford, Surrey GU1 3TZ