

Pit Farm Rise Guildford, Surrey





This **exclusive new development** features just four exceptional four bedroom semi-detached homes, ideally located near Guildford town centre and train station.

Summary of accommodation

Each Plot

Ground Floor: Hall | Family room | Kitchen/dining/living room | Pantry/utility | WC

First Floor: Two bedroom suites

Second Floor: Two bedrooms | Family bathroom | Study | Plant room

Gardens and Grounds: Landscaped garden | Driveway parking



Chantries & Pewleys Guildford
2 St Mary's Terrace, Mill Lane
Guildford
GU1 3TZ
chantriesandpewleys.com

Chris Dean
01483 405222
cdean@chantriesandpewleys.com

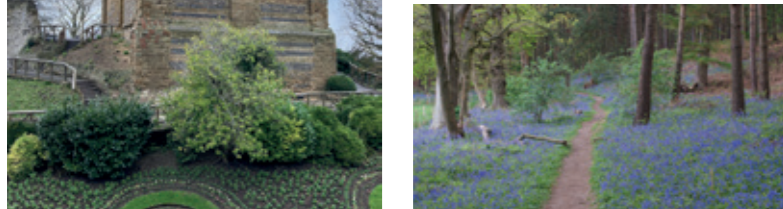
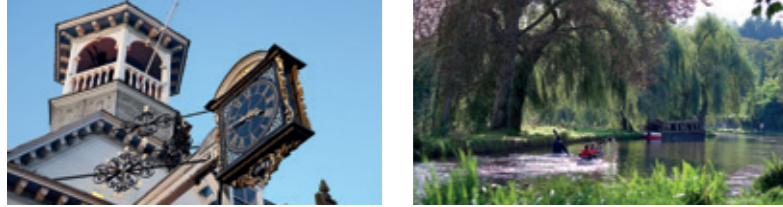


Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford
GU1 3DE
knightfrank.co.uk

Sarah Gunn
01483 617926
sarah.gunn@knightfrank.com

Lucy Sutherland
01483 617931
lucy.sutherland1@knightfrank.com





Situation

Exclusive New Development – Pit Farm Rise

Crafted by the renowned Tilney Morris Homes, Pit Farm Rise is a prestigious new development featuring just four exceptional four-bedroom semi-detached homes. Ideally situated near Guildford town centre and train station, these homes seamlessly blend luxury, comfort, and convenience—perfect for modern family living.

Tilney Morris Homes, known for their meticulous craftsmanship and high quality construction, has designed each property with modern traditional elegance and superior functionality. These spacious homes boast premium finishes and are set for completion this spring.



At the heart of each home is a stunning open-plan kitchen, living, and dining area, designed for both style and functionality. Featuring sliding doors and a sleek roof lantern, the space is bathed in natural light. The bespoke shaker-style kitchen is fitted with Quartz worktops and premium Samsung integrated appliances, including a Quooker boiling water tap and an Elica Alpha induction hob with a built-in extractor. A separate utility/pantry room adds extra convenience and storage.

Step outside through the expansive sliding doors onto a beautifully landscaped garden, complete with a generous patio—ideal for outdoor entertaining. Extending approximately 26 metres to 30 metres, the garden is framed by specimen trees, offering privacy and tranquillity.

Across the first and second floors, four spacious double bedrooms provide exceptional comfort. Two benefit from elegant en suite bathrooms, while the principal bedroom on the first floor boasts space for a walk-in wardrobe and a stylish en suite shower room, all enhanced by underfloor heating. A dedicated study space on the second floor creates the perfect home office environment.

Built with sustainability in mind, each home at Pit Farm Rise benefit from solar panels and achieves a Grade A energy efficiency rating, ensuring reduced energy costs and a lower environmental impact. Additionally, every property comes with a 10-year warranty, providing complete peace of mind.



Established in 2018, Tilney Morris Homes combines over 20 years of expertise in property investment and construction to create exceptional high-end homes. Designed with flexible layouts to meet the demands of modern family living, these homes exemplify luxury and craftsmanship at its finest.

Distances

Guildford Upper High Street 1.6 miles, A3 Guildford 2.1 miles, M25 junction 10 8.7 miles, Central London 31.2 miles

Trains: London Road station 1.0 mile and Guildford Mainline station 1.9 miles (London Waterloo from 34 mins)

Airports: Heathrow 20.5 miles, Gatwick 24.7 miles
(All distances and times are approximate)

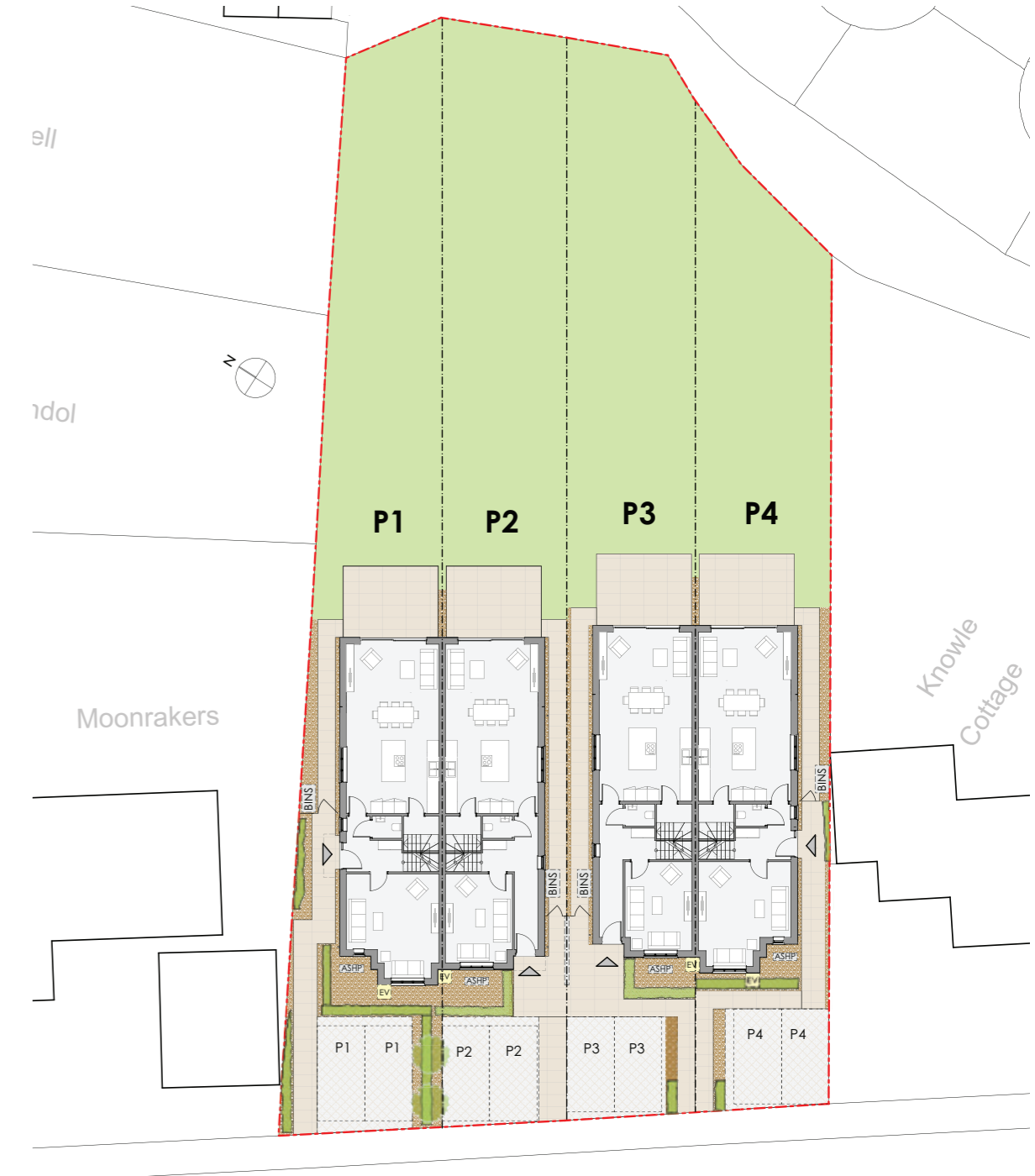
Schools

The area is well-known for having excellent schooling - both state and private.

Boxgrove Primary	Royal Grammar School (RGS)
George Abbot	Guildford High
St Peters Catholic	Tormead
County	Charterhouse (Godalming)
Pewley Down Infants	St Catherines (Bramley)

Amenities

- Entertainment:** Yvonne Arnaud Theatre, G Live
- Sport:** Spectrum leisure Centre, Surrey Sports Park
- Golf:** Guildford, Clandon, Hurtmore
- Tennis:** Pit Farm, Merrow, West Surrey
- Rowing:** Guildford Rowing Club





Specification

Individually designed kitchens

- Bespoke English fitted kitchen with a mix of flat and textured fitted tower units.
- Quartz worktop.
- A range of integrated Samsung appliances including oven, combination microwave oven, warming draw, dishwasher and full height separate fridge and freezer.
- Elica Alpha induction hob and integrated extractor.
- Quooker Pro3 Fusion boiling tap.

Bathrooms, en suites and cloakrooms

- Elegant sanitary ware complemented by Crosswater fittings.
- Fitted vanity units and stylish mirrors to bathrooms and en suites.
- Heated towel rails.

Flooring and internal finish

- Ceramic/porcelain wall & floor tiles to En-suites & bathrooms.
- Luxury Vinyl Tile (LVT) wood effect flooring to the ground floor & plant room.
- Manmade twist luxury carpet.

Doors and windows

- Aluminium sliding doors.
- Solid timber core composite doors.
- PAS024-2012 designed windows.
- Shaker style painted internal doors.

Heating and ventilation

- Under floor heating throughout.
- Air source heat pump.
- Solar panels.

Lighting, TV and broadband

- Brushed brass sockets & switches throughout.
- Broadband ready.
- CAT6 & Coax cabling at TV points.

Security and safety

- PAS24 standard to all ground floor doors.

Warranty

- 10 year PCC warranty.

Environmental

- Energy efficient A rated home (EPC A).

Gardens

- Stone paving to rear terracing.
- Fully turfed gardens.
- Front landscaped borders.

Plots 1 & 4

Approximate Gross Internal Floor Area = 1982 sq. ft / 184.11 sq. m
(Plot 4 is handed)

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.



Plots 2 & 3

Approximate Gross Internal Floor Area = 1962 sq. ft / 182.24 sq. m
(Plot 3 is handed)

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.



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



Services

We are advised that the property has mains water, electricity and drainage.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Not yet rated.

EPC Rating: Predicted A (current 92 with potential of 94)

Viewing

Viewing is strictly by appointment through Knight Frank and Chantries & Pewleys.

Directions (GUI 3DE)

From G-live, head south-west on London Road/A3100, at the roundabout take the first exit onto Epsom Road/A246, then turn left onto Pit Farm Road. The development will be on the right.

NB: The external images provided are computer generated and depict the development.

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2025. Stock Photographs dated February 2025 provided by Tilney Morris Developments.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com



