



FLUTER'S FIELD

White Lane, Guildford



A STATEMENT OF SOPHISTICATION AND SERENITY AT ONE OF GUILDFORD'S MOST REVERED ADDRESSES.

A home that captures the essence of refined country living, with spectacular south-facing views just moments from the vibrancy of Guildford's heart

Summary of accommodation

Ground Floor: Reception hall | Drawing room | Snug | Kitchen/breakfast/dining/family room | Pantry | Utility room | Cloakroom

First Floor: Principal bedroom with en suite bathroom and dressing room | Three further double bedrooms | Study
Family bathroom with sauna | Two further shared bathrooms

Second Floor: Bedroom with en suite bathroom

Garden and Grounds: Secure gated entrance leading to private driveway and parking | Detached double garage and EV charging point
Summerhouse | Patio terrace with seating area and spectacular outlooks | Swimming pool | Tennis court | Outstanding landscaped grounds with
sweeping outlooks, abundant greenery, and a serene, versatile setting for outdoor enjoyment | Kitchen gardens

Detached self-contained cottage: Kitchen/living room | Bedroom | Bathroom

In all about 1 acre



SITUATION

White Lane is widely regarded as one of Guildford's most exclusive and sought-after addresses, offering a rare combination of privacy, prestige, and elevated living. Homes along this exceptional road enjoy breathtaking, far-reaching views across Surrey's rolling countryside, a backdrop rarely found elsewhere, enhancing both daily life and entertaining. The setting exudes the charm of refined country living, with a serene, private atmosphere that allows residents to escape the everyday, while still being part of a discreet, highly regarded community. Here, elegance and tranquillity coexist effortlessly, offering the perfect balance of leisure, sophistication, and seclusion.

Despite its rural ambience, White Lane is remarkably convenient, with Guildford's Upper High Street less than two miles away, providing access to an outstanding selection of shops, restaurants, cafés, and cultural amenities. The surrounding countryside, including Newlands Corner, St Martha's Hill, the Chantryes Wood, and both Pewley and Merrow Downs, offers miles of scenic walking, cycling, and riding trails on the doorstep.



The combination of elevated views, exceptional privacy, and proximity to the town centre creates a lifestyle that is both aspirational and accessible – a rare opportunity to enjoy elevated, refined living in one of Guildford’s most prestigious and desirable locations.

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.

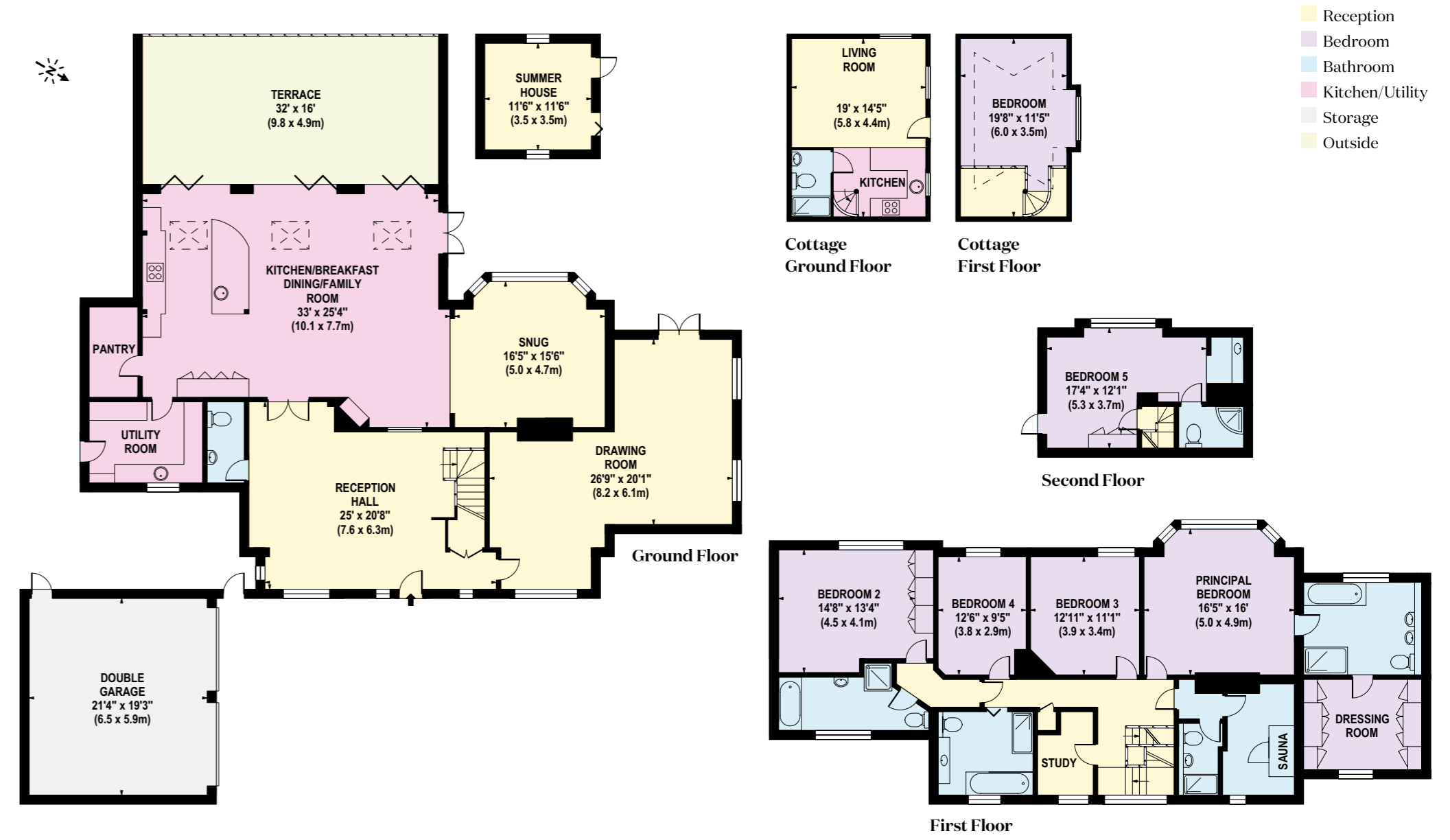
Distances: Guildford High Street 1.7 miles, Guildford Main Line Railway Station 2.2miles (from 32 minutes to London Waterloo), London Road Railway Station 1.6 miles (from 47 minutes to London Waterloo), A3 (Guildford) 2.7 miles, M25 (Junction 10) 9.3 miles, Heathrow Airport 21.1 miles, Gatwick Airport 22.5 miles, Central London 32.4 miles (All distances and times are approximate)

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Approached via a gated entrance, the property immediately conveys a sense of privacy, prestige, and refinement, setting the tone for the exceptional residence within. Upon entering, you are greeted by a grand entrance hall, a truly striking introduction that hints at the scale, elegance, and attention to detail found throughout the home.

The ground floor offers an impressively spacious drawing room, ideal for formal entertaining, while the modern kitchen seamlessly flows into the family room, creating a natural space for both everyday living and social gatherings. Neutral tones, abundant natural light, and multiple aspects of the stunning, far-reaching views combine to make the ground floor exceptionally bright, airy, and welcoming.





Approximate Gross Internal Area
 Main House: 4088 sq ft / 380 sq m
 Double Garage, Summer House & Cottage: 1048 sq ft / 97 sq m
 total: 5136 sq ft / 477 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.

Every room has been carefully designed to maximise space and light, ensuring a sense of effortless elegance throughout.

On the first floor, the principal bedroom is a luxurious retreat, complete with a full-sized dressing room and an en suite bathroom, combining style and comfort in equal measure. Three further double bedrooms are generously proportioned, providing versatile accommodation for family and guests. The first floor also includes a dedicated study, two additional family bathrooms, and a third family bathroom featuring a sauna, exemplifying the level of luxury and thoughtful design that runs throughout the property.

The second floor houses a fifth bedroom with an en suite bathroom, providing a private space for guests or older children. Every aspect of the home has been meticulously crafted to offer both grandeur and practicality, ensuring a seamless balance between formal living, family life, and relaxation. From the gated entrance to the sumptuous bedrooms, this residence embodies a refined lifestyle, combining contemporary comfort with timeless elegance and breathtaking views.





COTTAGE

The property's luxury extends beyond the main house to a beautifully appointed one-bedroom cottage, finished to an exceptional standard. Offering versatile accommodation, it perfectly complements the principal residence and is ideal for guests seeking comfort and privacy. It could also serve as a discreet annexe or on-site residence for staff, such as a housekeeper, without compromising the home's elegance. With thoughtfully designed interiors and high-quality finishes, the cottage reflects the same style and sophistication as the main house, ensuring that every visitor enjoys a seamless experience of comfort, tranquillity, and refined living.

GARDEN AND GROUNDS

The gardens and grounds are beautifully maintained, offering a seamless blend of elegance, leisure, and tranquillity. A patio terrace provides the perfect setting for al fresco dining while taking in the property's stunning panoramic views. The swimming pool, accompanied by a sun-soaked seating area, and the tennis court enhance the property's exceptional leisure facilities. At the rear of the property lies a comprehensive kitchen garden, perfectly positioned to take in the spectacular scenery, and featuring raised beds, a greenhouse, and a practical storage shed. Mature shrubs, seasonal planting, and carefully designed landscaping reflect the care and sophistication befitting a home of this calibre. A double garage and EV charging point, provides secure parking and additional storage, completing a versatile and stylish outdoor environment that perfectly complements the main house.







PROPERTY INFORMATION

Tenure: Freehold

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

Local Authority: Guildford Borough Council

Council Tax: Band H

EPC: C

Directions (Postcode: GU4 8PS)

From Guildford's Upper High Street, follow the A246, Epsom Road, through the traffic lights towards Merrow. After three quarters of a mile, turn right into Tangier Road and, at the end, turn left into Warren Road. Follow this road to the right, where it becomes One Tree Hill Road and continue to the end, then turn left onto White Lane where you will find Flutter's Field on your right-hand side.

Viewings: Viewing is strictly by appointment through Knight Frank.



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