



ROMANS CLOSE

Guildford, Surrey



A STYLISHLY FINISHED MODERN HOME, PERFECTLY POSITIONED ON THE DOORSTEP OF THE MERROW DOWNS

Summary of accommodation

Ground Floor: Entrance hall | Kitchen/dining room | Drawing room | Utility room | Separate WC | Integral garage

First Floor: Principal bedroom with en suite, walk-in-wardrobe and balcony
Guest bedroom with en suite and balcony | Two further bedrooms | Family bathroom

Second Floor: Versatile top floor offering significant space to be used as a fifth bedroom or a games/family room

Garden and Grounds: Lawn and patio garden offering multiple spaces to be used for entertaining family and guests | Driveway parking

Distances: Guildford's Upper High Street 1.1 miles, London Road Station, Guildford 1.2 miles (from 47 minutes to London Waterloo), Guildford mainline station 1.9 miles (from 32 minutes to London Waterloo), A3 (northbound) 1.9 miles A3 (southbound) 2.6 miles, M25 (Junction 10) 8.2 miles, Heathrow Airport 21.9 miles
Gatwick Airport 22.6 miles, Central London 32.2 miles
(All distances and times are approximate)

SITUATION

Romans Close is a quiet cul-de-sac with immediate access to the beautiful Merrow Downs offering miles of walking routes and bridleways as part of 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, and 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: Tormead, Guildford High School, George Abbot School, Royal Grammar School and Royal Grammar Preparatory 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 Club.



THE PROPERTY

Situated at the end of a secluded residential area, 18 Romans Close offers a stylish and contemporary approach to living which has recently been renovated and remodelled by the current owners. The renovation included the installation of solar panels and a home battery system to elevate the property's energy efficiency.

Originally built in 2011 by Linden Homes and designed by award-winning architects John Thompson and Partners, this spacious family home is set over three stories with a reconfigured ground floor with an open plan kitchen, dining and living area and herringbone parquet flooring throughout.

The highlight of this space is the bespoke kitchen by Naked Kitchens, featuring all Miele appliances, a Bora induction hob with integrated extraction, and a Quooker tap. The space is flooded with light by expansive doors, opening seamlessly onto the patio and landscaped garden beyond.

The first floor comprises of four well-proportioned bedrooms including a principal bedroom with en suite, walk in wardrobe and a private balcony with view over the Downs and a guest suite, which has its own shower room and French doors onto its own private balcony.

The second floor offers a significant fifth bedroom/multifunctional space, which is currently used as a home cinema, office and gym, with ceiling and in-wall speakers for a truly immersive cinema experience.





Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band G

EPC: C

Directions

Postcode: GU1 2ST

What3words: ///ideas.foam.goes

Viewings: Viewing is strictly by appointment through Knight Frank, the sole selling agent.



GARDEN AND GROUNDS

The garden is a particularly fine feature of this substantial family home and was professionally landscaped in 2020. Porcelain tiles span the back of the house, offering practical entertaining space, leading onto the lawn to be enjoyed by the whole family. Within the entrance to the estate there is a superb play area and park for families to enjoy.

PROPERTY INFORMATION

Tenure: Freehold

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





Approximate Gross Internal Area = 221.4 sq m / 2383 sq ft
 Garage = 19.6 sq m / 211 sq ft
 Total = 241.0 sq m / 2594 sq ft

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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