



CATHERINES PLACE

Guildford, Surrey



AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE A BEAUTIFULLY FINISHED FOUR BEDROOM HOME IN A HIGHLY SOUGHT-AFTER MODERN DEVELOPMENT

Summary of accommodation

Ground Floor: Entrance hall | Drawing room | Kitchen/breakfast/dining/living room | Cloakroom

First Floor: Substantial double bedroom with fitted wardrobes, en-suite bathroom and private balcony
Two further double bedrooms | Shared bathroom

Second Floor: Stunning principal suite with dressing room, en suite bathroom and a private balcony

Garden and grounds: Parking for two cars | Beautifully landscaped and designed for effortless enjoyment, the rear garden centres around a generous entertaining terrace, complemented by colourful planted borders and an attractive elevated grass bank creating a striking backdrop.

SITUATION

Situated within a sought-after modern development, 13 Catherine's Place offers contemporary living in a highly convenient Guildford location. Tucked away in an exclusive residential setting, the property provides easy access to both the town centre and the surrounding Surrey countryside.

Guildford Railway Station is approximately 0.9 miles away, offering regular services to London Waterloo, while the historic High Street, just 0.8 miles from the property, provides a wide selection of shops, cafés, restaurants and leisure facilities.

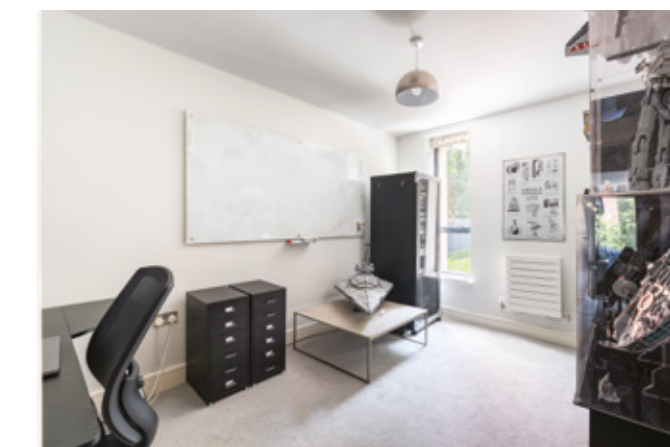
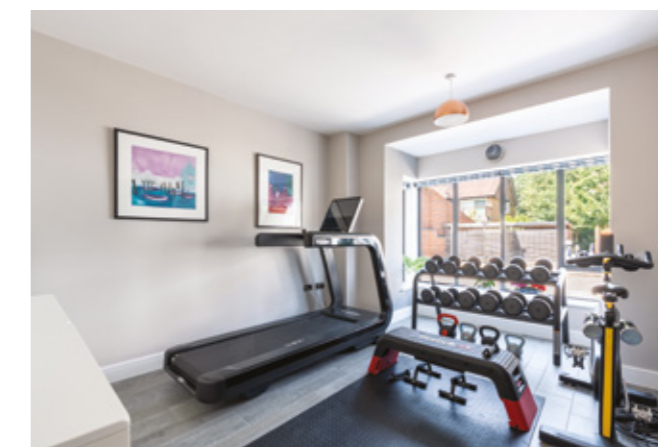
For outdoor enthusiasts, the North Downs are little more than half a mile away, with extensive walking, cycling and bridle paths through some of Surrey's most attractive countryside. The location perfectly balances town convenience with access to open green space.

Adding further appeal, the popular Ye Old Ship Inn is just moments away. Altogether, this is an ideal location for modern lifestyles, commuters and families alike.

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 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 0.8 mile, Guildford mainline station 0.9 mile (from 32 minutes to London Waterloo), A3 (northbound) 2.1 miles, A3 (southbound) 1.8 miles, M25 (Junction 10) 9.7 miles, Heathrow Airport 22.9 miles, Gatwick Airport 35.6 miles, Central London 34.9 miles (All distances and times are approximate)



CATHERINE'S PLACE

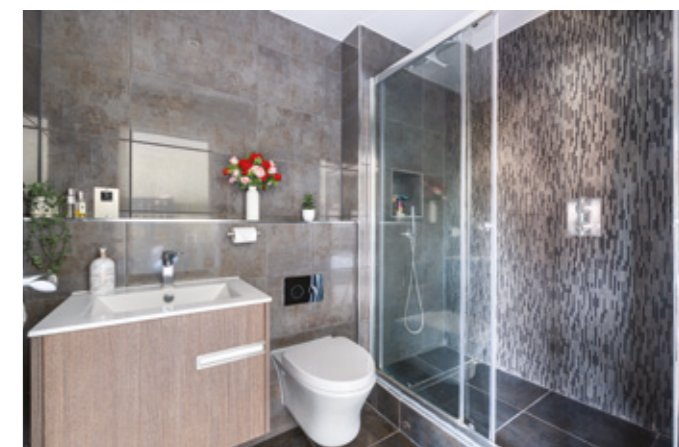
A rare opportunity to acquire an exceptional four-bedroom residence, finished to an outstanding specification and beautifully presented throughout. Forming part of a sought-after modern development, this impressive home offers stylish and versatile accommodation arranged over three floors, perfectly suited to contemporary family living.

The ground floor is entered via a light and airy entrance hall, setting the tone for the quality found throughout. To the front of the property is an elegant drawing room, currently utilised as a home gym but offering excellent proportions as a formal reception room, family room or playroom. Undoubtedly the heart of the home is the stunning open-plan kitchen/dining room, expertly designed to combine practicality with sociable living. A spacious seating area creates the perfect environment for both everyday family life and entertaining, whilst floor-to-ceiling bi-fold doors provide a wonderful connection to the patio terrace beyond. A partial glass roof floods the space with natural light, creating a bright and inviting atmosphere throughout the day. The current owners have further enhanced the space with a fitted air-conditioning unit, while zonal underfloor heating extends across the entire ground floor. A downstairs cloakroom completes the accommodation.

On the first floor are three generous double bedrooms, including a substantial guest suite with fitted wardrobes, an en-suite bathroom and a private balcony. Two further double bedrooms are served by a well-appointed family bathroom, with one offering excellent flexibility as a home office or study if required.

Occupying the entire top floor, the principal suite is a truly impressive retreat, featuring high ceilings, immaculate presentation, generous bedroom proportions, a full-size dressing room and a contemporary en-suite bathroom. Completing the suite is a private balcony enjoying a beautiful leafy outlook, providing a peaceful setting in which to relax and unwind.





GARDEN AND GROUNDS

Situated within a private and exclusive modern development, the property benefits from two allocated parking spaces positioned directly outside the house. To the rear, the beautifully maintained patio terrace provides an ideal space for outdoor living and entertaining. Paired with the impressive floor-to-ceiling bi-fold doors, the terrace creates a seamless flow between the indoor and outdoor accommodation, perfectly complementing the open-plan nature of the home. Thoughtfully arranged with attractive planting and a landscaped raised grass bank providing a verdant backdrop, the garden offers a wonderfully relaxing environment for al fresco dining, entertaining guests or simply enjoying the warmer months in a low-maintenance setting.



PROPERTY INFORMATION

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

Local Authority: Guildford Borough Council

Energy Performance Certificate: Rating B

Council Tax Band: G

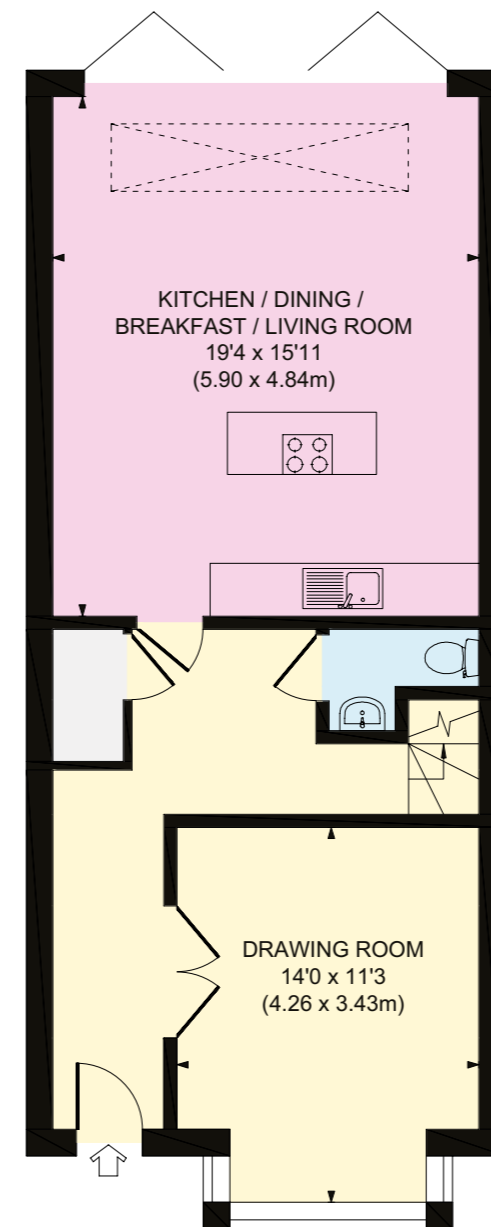
Tenure: Freehold

Directions

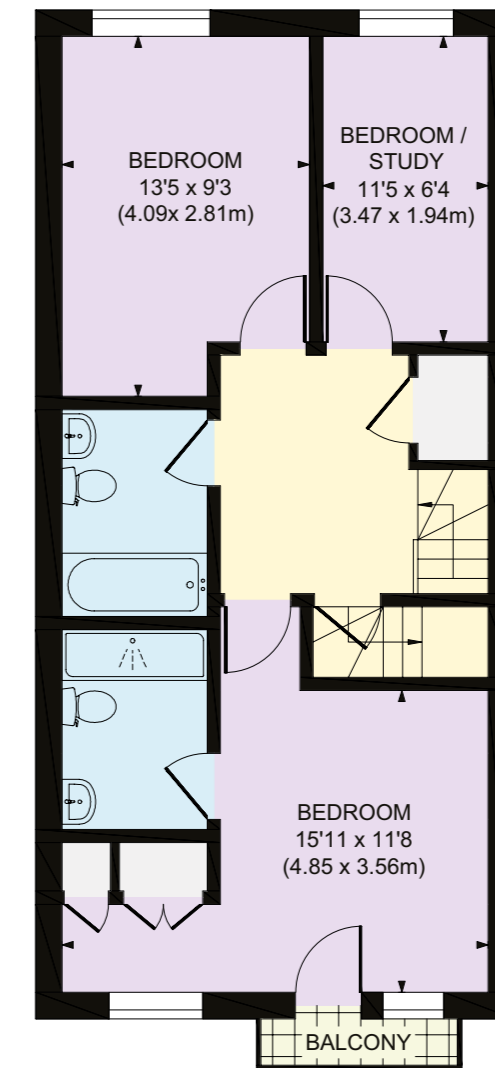
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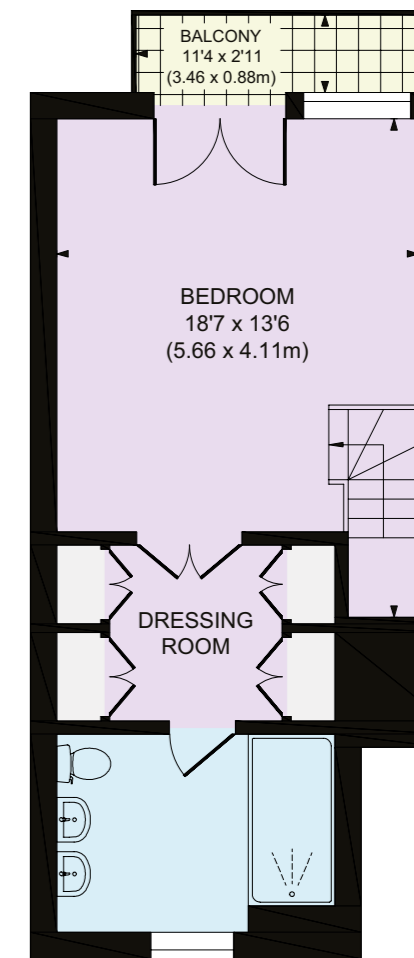
Viewings: Viewing is strictly by appointment through Knight Frank, the sole selling agent.



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area
1,701 sq. ft / 158.0 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.

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

We would be delighted
to tell you more.

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