



CHANTRY COPSE

Guildford, Surrey



AN EXCEPTIONALLY RARE SINGLE STOREY RESIDENCE IN ONE OF GUILDFORD'S MOST SOUGHT-AFTER LOCATIONS, WITH TRULY BREATHTAKING VIEWS OF THE CHANTRIES

Summary of accommodation

Main House: Entrance Hall | Kitchen/dining/breakfast room | Drawing room | Study | Principal suite with dressing room and en suite shower room | Double bedroom with en suite bathroom | Two further double bedrooms | Shared bathroom

Gardens & Grounds: Driveway parking for several vehicles | Single detached garage | An expansive terrace providing an exceptional setting for outdoor seating and alfresco dining | Truly exceptional grounds, beautifully framed by established planting and opening onto breathtaking, uninterrupted views of the Chantries

In all about 0.29 acres

Distances: Guildford High Street 1 mile, Guildford station 1.2 miles (from 32 minutes to London Waterloo), A3 (northbound) 2.4 miles, A3 (southbound) 2.6 miles, M25 (Junction 10) 9.5 miles, Heathrow Airport 22.7 miles, Central London 31.7 miles, Gatwick Airport 35.5 miles

(All distances and times are approximate)

SITUATION

Discretely tucked away within a highly private and tranquil enclave of Chantry View Road, this exceptional home enjoys one of Guildford's most coveted residential positions. The setting is prized not only for its peace and seclusion, but for the truly breath-taking, uninterrupted views across the Chantries, an outlook that is exceptionally rare and difficult to replicate anywhere else in the town. The elevated position creates a strong sense of space, light and connection to the surrounding natural landscape, while remaining firmly within Guildford's prime residential heart.

Despite its serene feel, the location offers outstanding convenience. Guildford High Street lies under a mile away, providing a vibrant mix of independent boutiques, renowned restaurants and excellent transport links, including a direct mainline service to London. For outdoor enthusiasts, Pewley Down is within approximately 350 metres, offering a beautiful open space on the doorstep, while the wider Chantries area provides extensive and much-loved walking routes, ideal for dog owners and nature lovers alike.

This rare combination of privacy, elevation, outlook and accessibility firmly establishes Chantry View Road as one of Guildford's most desirable addresses.

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

This beautifully arranged home extends to approximately 2,000 sq ft and is light and airy throughout, benefitting from a true south-facing orientation that allows exceptional levels of natural light to pour into the principal rooms throughout the day.

At the heart of the house lies an exceptionally spacious kitchen, designed as a natural hub for both everyday living and entertaining. Generous in scale and flooded with light, the kitchen opens directly onto the terrace and garden, creating a seamless connection between indoors and out and making it ideal for family life, hosting and relaxed alfresco dining. The adjoining living accommodation flows effortlessly, with well-considered proportions throughout.

The drawing room is truly stunning, with expansive glazing framing breath-taking views across the surrounding landscape. The outlook is so striking it becomes an ever-changing art feature of the home, providing a sense of calm, space and visual drama that is rarely found.

The principal suite is thoughtfully arranged, featuring a dedicated dressing room and a well-appointed en suite bathroom. There is a further double bedroom with a sizeable en suite, along with two additional bedrooms that are flexible in their use, ideal for family members or guests. A separate study provides the perfect environment for working from home while enjoying the same exceptional outlook.

Set within its elevated position, this is a home that combines space, light and views in a truly special way.





GARDEN AND GROUNDS

The grounds are quite exceptional, elegantly framed by mature planting and enjoying truly breathtaking, uninterrupted views across the Chantries. Carefully maintained and thoughtfully arranged, the gardens provide both privacy and a spectacular natural backdrop, allowing the outlook to take centre stage. A generous driveway offers parking for multiple vehicles and leads to a detached garage, ideal for secure vehicle storage or additional practical use. Rarely does a property benefit from gardens of this calibre; the combination of outlook, tranquillity and presentation places these grounds among the very finest you will find in Guildford, creating a setting of genuine distinction.

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 C

Council Tax Band: G

Tenure: Freehold

Directions

What3Words: [///snail.hoping.regime](https://www.what3words.com/#!/en-gb////snail.hoping.regime)

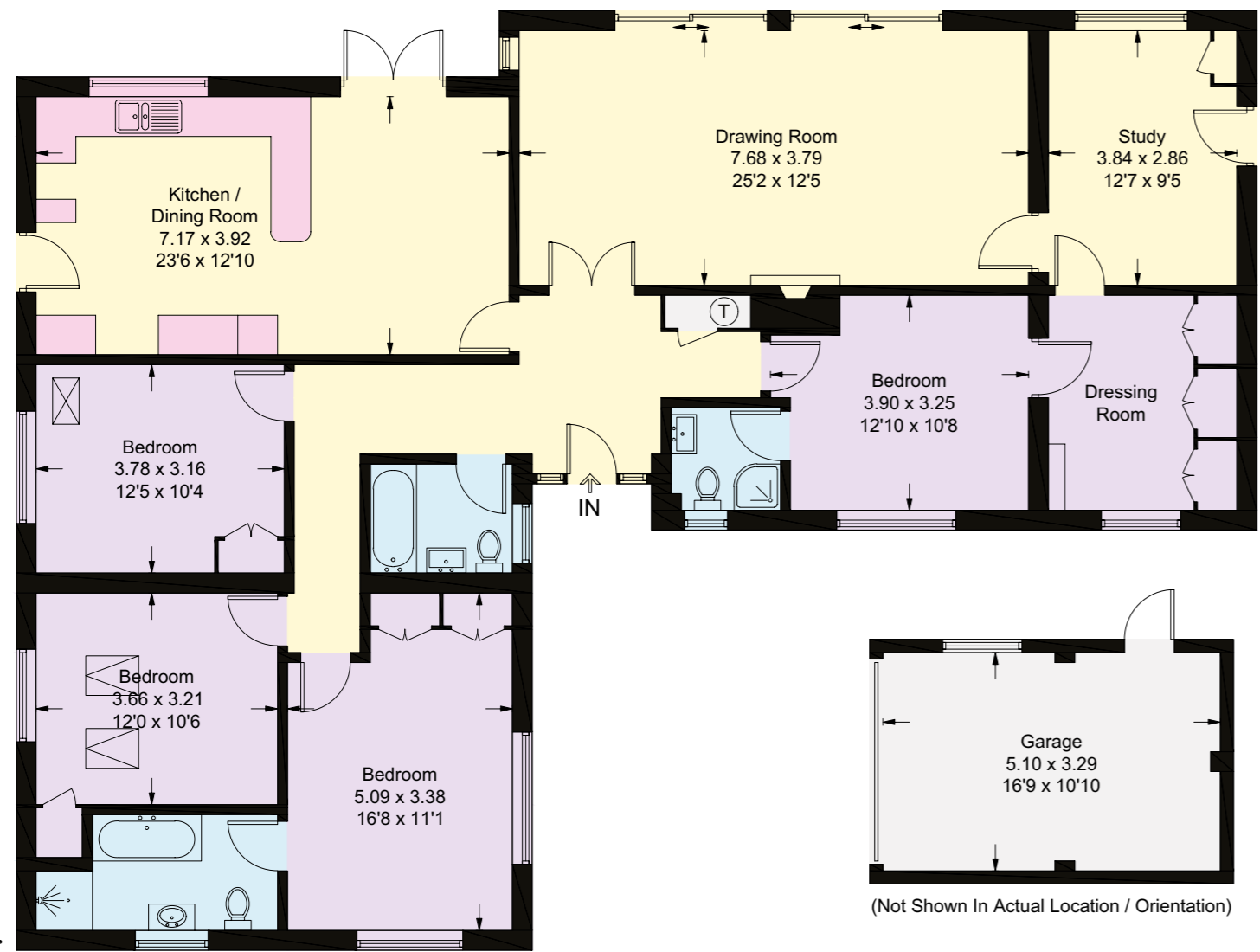
Post Code: GU1 3XU

Viewings: Viewing is strictly by appointment through Knight Frank.





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



Ground Floor

Approximate Gross Internal Area = 169.8 sq m / 1828 sq ft
 Garage = 16.8 sq m / 181 sq ft
 Total = 186.6 sq m / 2009 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.



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