



ARNCLIFFE

Guildford, Surrey



A VICTORIAN VILLA IN A CLASS OF ITS OWN

Combining magnificent period features with exceptional modern living and far-reaching views across Guildford

Summary of accommodation

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

Basement: Boot room | Utility room | Secondary kitchen

First Floor: Spectacular principal suite with full-size dressing room and en-suite bathroom | Two double bedrooms
Substantial shared bathroom | Cloakroom | Airing/linen room

Second Floor: Two double bedrooms | Shared bathroom | Remarkable games room/sixth bedroom

Garden and grounds: Expansive driveway parking for multiple vehicles | Extensive garage offering excellent storage facilities
Beautifully maintained terrace with a stunning refurbished loggia, creating an exceptional setting for alfresco dining and entertaining | Magnificent south-westerly landscaped gardens, beautifully framed by fig and quince trees and enhanced by immaculate manicured borders, creating a truly idyllic setting for outdoor entertaining | Stunning newly installed heated swimming pool with a state-of-the-art swim jet system, creating an exceptional space for relaxation, recreation and entertaining | Pool house | Garden tool shed

In all about 0.27 acres

SITUATION

Nestled in one of Guildford’s most sought-after residential settings, Arncliffe enjoys an enviable position balancing tranquillity with exceptional convenience. The property is within easy reach of Guildford’s historic High Street, renowned for its attractive mix of independent boutiques, restaurants, cafés and extensive shopping facilities. London Road station is also nearby, providing regular rail services to London Waterloo, making the location particularly appealing to commuters.

For leisure and recreation, the beautiful Stoke Park is just moments away, offering over 50 acres of open green space, sports facilities and picturesque walks. Families are exceptionally well catered for, with several highly regarded schools nearby, including Guildford High School, which was named Independent Secondary School of the Year in the Southeast by The Sunday Times Parent Power Guide.

Combining outstanding connectivity, excellent schooling and easy access to both town and parkland, Arncliffe offers a rare opportunity to enjoy the very best of Guildford living

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: London Road Station, Guildford 240m (from 47 minutes to London Waterloo), Guildford’s Upper High Street 0.4 miles, Guildford mainline station 1 mile (from 32 minutes to London Waterloo), A3 (northbound) 0.8 mile, A3 (southbound) 1.4 miles, M25 (Junction 10) 8.2 miles, Heathrow Airport 20.8 miles, Gatwick Airport 31.4 miles, Central London 31.8 miles (All distances and times are approximate).



ARNCLIFFE

Arncliffe is a magnificent detached Victorian villa dating from 1891, occupying an elevated position with far-reaching views towards Guildford Cathedral and The Mount. Beautifully and comprehensively renovated by the current owners, the property combines the elegance and craftsmanship of its Victorian heritage with the finest elements of contemporary family living.

The house retains an exceptional array of original features, all of which contribute to its considerable charm and character. Intricate stained glass windows, impressive moulded cornicing, picture and dado rails, feature fireplaces, tessellated flooring, sash windows and stripped timber floors and doors have been carefully preserved and enhanced. The grand proportions synonymous with the Victorian era are evident throughout, with high ceilings and large windows flooding the principal rooms with natural light and creating a wonderful sense of space.

At the heart of the home is a superb bespoke kitchen/breakfast/dining room, thoughtfully designed for modern family life and entertaining. Handcrafted cabinetry, a substantial central island and beautifully considered finishes create a stylish yet practical focal point. The ground floor also benefits from three elegant reception rooms, providing outstanding versatility for both formal entertaining and relaxed family living.

A recently renovated basement level provides a highly practical utility room and secondary kitchen area, complete with extensive storage, integrated appliances and a well-appointed boot room.





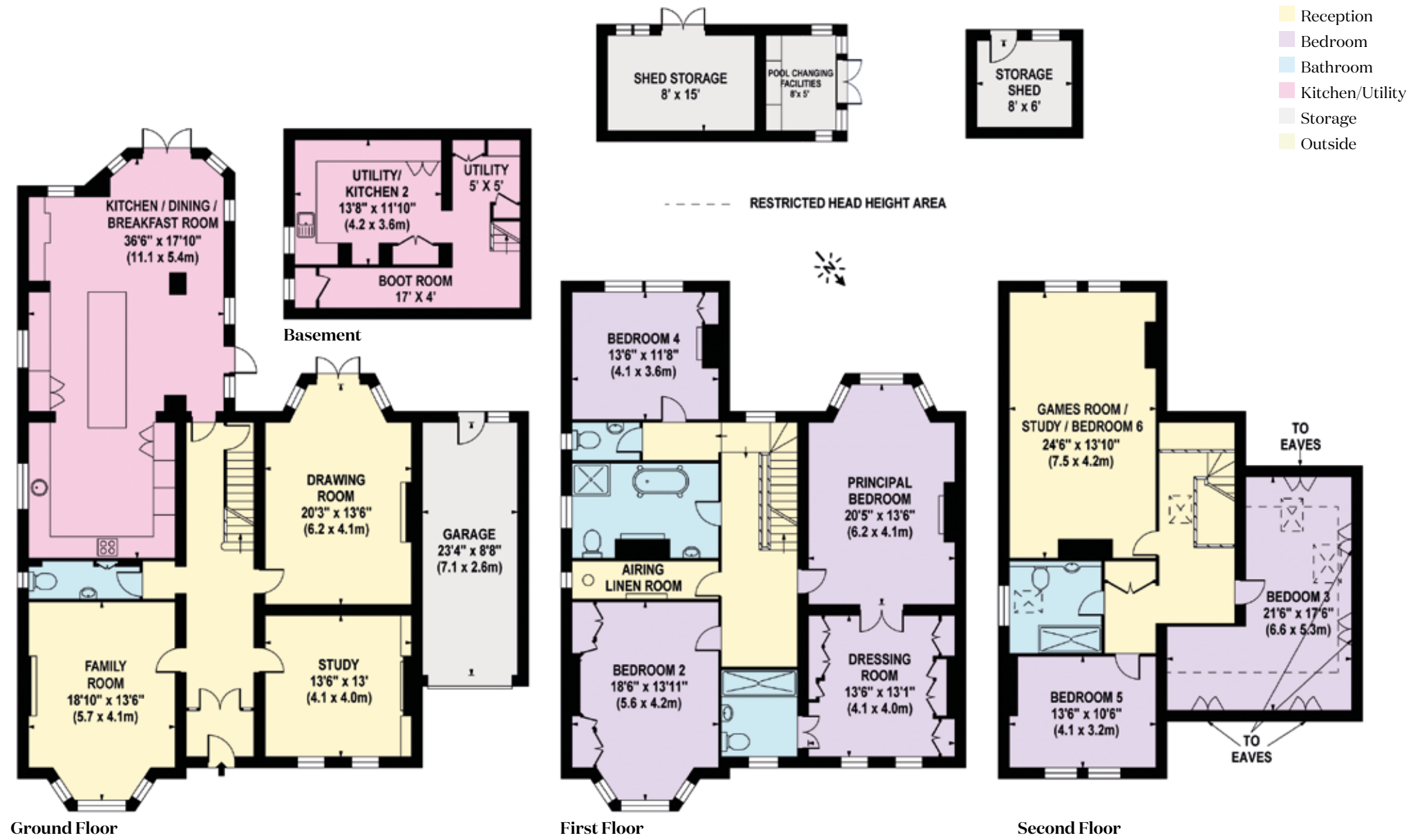


The first floor is centred around a superb principal suite, enjoying spectacular views, a generous dressing room with fitted wardrobes and a luxurious en suite bathroom. Two further double bedrooms and a family bathroom complete this floor.

The second floor offers further versatile accommodation, including a large games room enjoying picturesque views, together with two additional double bedrooms and a family bathroom. Offering beautifully balanced accommodation across four floors, Arncliffe is a distinguished Victorian home that effortlessly combines timeless period grandeur with exceptional modern living.







Approximate Gross Internal Area
 Main House: 4193 sq ft / 389 sq m (including restricted head height area)
 Garage: 203 sq ft / 19 sq m
 Shed storage and Pool Changing : 208 sq ft / 19 sq m
 Total: 4604 sq ft / 427 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.



GARDEN AND GROUNDS

Set well back from the road, Arncliffe is approached via a generous private driveway providing ample off-street parking for several vehicles and access to the attached garage. To the rear, the magnificent south-westerly facing gardens have been beautifully landscaped to create an exceptional setting for relaxation and entertaining. A spacious sun terrace, accessed directly from the house, is centred around a stunning refurbished Victorian loggia, providing an elegant space for alfresco dining and outdoor gatherings.

The gardens are immaculately maintained, with expansive lawns framed by manicured borders, specimen planting and mature fig and quince trees, all enjoying a wonderful sense of privacy and seclusion. A recently installed heated swimming pool, complete with a state-of-the-art swim jet system, creates a superb focal point and further enhances the lifestyle on offer. Complementing the pool is a well-appointed pool house with electricity, providing excellent versatility, while a substantial garden tool shed offers practical storage. Together, the grounds provide a beautiful and highly functional outdoor environment perfectly suited to modern family living and entertaining.





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 D

Council Tax Band: H

Tenure: Freehold

Directions

What3Words: ///villa.upset.bells

Postcode: GU1 1ER

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

James Ackerley
01483 617920
james.ackerley@knightfrank.com

James Godley
01483 617919
james.godley@knightfrank.com

Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford GU1 3DE

knightfrank.co.uk



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