

Melford House, Crown Heights, Guildford, Surrey





A spectacularly presented home in a **peaceful private road** in central Guildford just 0.6 miles from its picturesque High Street.

Summary of accommodation

Ground Floor: Entrance hallway | Guest WC | Drawing room | Dining room | Kitchen/breakfast room with separate snug area | Utility room
Second WC

First Floor: Principal bedroom with dressing area and en suite bathroom | Two further bedrooms (one en suite) | Family bathroom

Second Floor: Bedroom four | Bedroom five/study or games room

Garden and Grounds: Integral double garage | Wrap around garden with terrace and mature raised beds

Distances

Guildford's High Street 0.6 miles, Central London 32.4 miles
Guildford station 1.1 miles (from 37 minutes to London Waterloo), London Road Station, Guildford 1.1 miles (from 47 minutes to London Waterloo)
A3 (Guildford) 1.9 miles, M25 (Junction 10) 9.1 miles
Heathrow Airport 22.3 miles, Gatwick Airport 25.2 miles
(All distances and times are approximate)



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Situation

Melford House occupies an elevated position in Crown Heights, a private residential cul-de-sac at the top of Guildford's town centre and close to the Pewley Downs. Surrounded on three sides by 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.

Guildford provides extensive shopping, restaurants, bars, entertainment, sporting facilities, and excellent healthcare services, 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, which look across the valley towards the property. 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

Tormeade, Guildford High School, George Abbott 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

The double-front door opens into a bright and spacious reception hall with a triple height ceiling and the staircase which rises from the centre of the hallway. A dual aspect drawing room is to the right of the hallway which features an attractive bay window to the front of the house and double doors to the rear which offer a view out on to the attractive wrap around gardens. The separate dining room offers excellent space for formal dining and entertaining, with a hatchway to the open-plan kitchen and breakfast room, which is the heart of the home. Beautifully appointed with modern units and a central island, the kitchen is well-equipped with integrated appliances and space for dining alongside a snug which makes this the perfect space for a family. A useful utility room accessed from the kitchen is also well appointed and provides further access to both the rear garden and through to the integrated garage.

The first floor houses the principal bedroom which enjoys its own dressing area and en suite bathroom. Furthermore, two additional bedrooms (one with its own en suite bathroom) and separate main family bathroom complete the first floor. The second floor provides further versatile accommodation to complete the layout of this superb home; comprising two separate rooms as bedrooms four and five. Bedroom five is of a good size with the attractive bay window which follows through all three floors and provides distant picturesque views of River Wey and Shalford Water Meadows. This room can easily be used as a separate games/fitness room or as its currently used as a study/additional lounge.

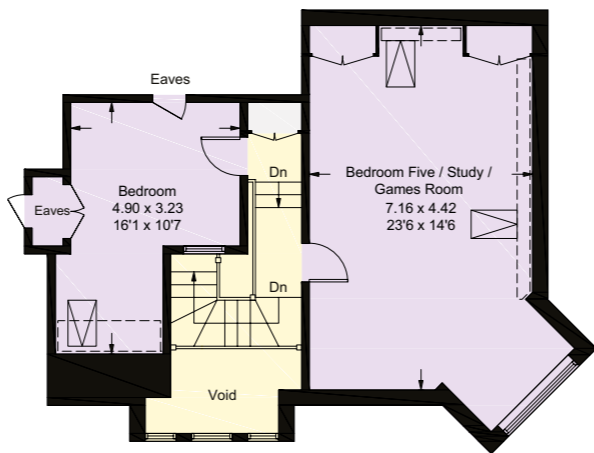
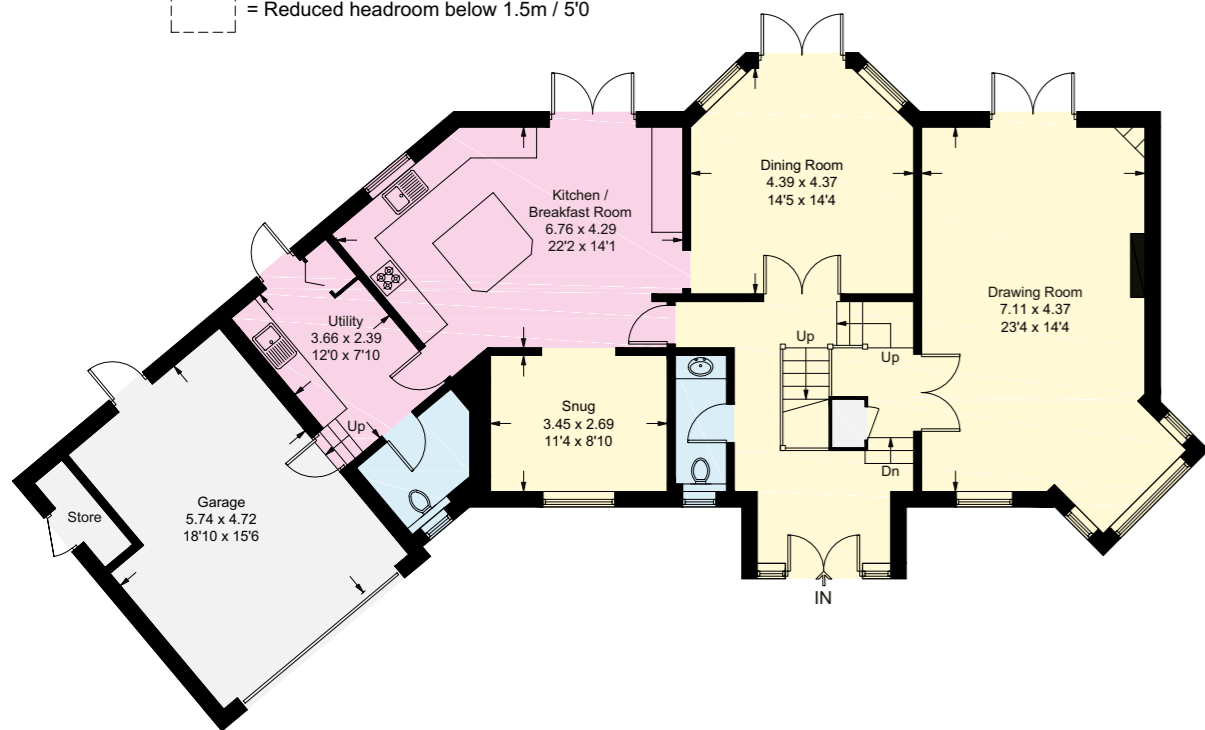


Approximate Gross Internal Floor Area
 299.7 sq m / 3226 sq ft (Excluding Void)
 Store = 1.6 sq m / 17 sq ft
 Total = 301.3 sq m / 3243 sq ft

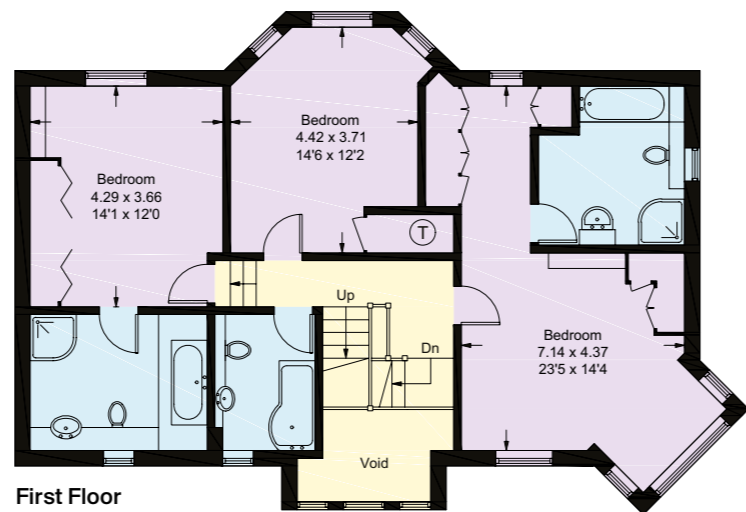
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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

= Reduced headroom below 1.5m / 5'0



Second Floor



First Floor

Garden and grounds

The house is approached from a sweeping driveway which has space for several cars and an integral garage with an external store. There is an attractive front garden with mature shrubbery and a flagstone patio leads to the front door and around the house to the rear garden.

The rear garden has a beautiful outlook over to St Catherine's Hill and a sunny south easterly aspect. The flagstone patio wraps around the back of the house, providing an excellent space for dining and entertaining with access from the principal reception rooms.

A further seating area is in the far corner of the garden at a raised level from the rest of the garden. The raised beds and borders have a range of mature shrubbery and planting and the lawn has been beautifully maintained.

Services

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

Directions

Postcode: GU1 3TX

What3words: ///drips.nails.moral

Viewings

Viewing is strictly by appointment through Knight Frank.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band H

EPC Rating: C



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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