



GUILDFORD

Surrey



A ONE-OF-A-KIND ARCHITECTURALLY SIGNIFICANT HOME, WITH SWEEPING VIEWS OVER THE CHANTRIES

Just over one mile from Guildford High Street

Summary of accommodation

Ground Floor: Reception hall | Bedroom with en suite | Three further bedrooms (one currently used as a study)
Family bathroom | Storage/utility | Cinema/gym/games room

First Floor: Spectacular kitchen/breakfast/dining room with expansive views over The Chantries | Vaulted living room
Pantry | TV room/snug | Study | Cloakroom

Second Floor: Impressive principal bedroom suite with vaulted ceiling and free standing bath and dressing area

Garden and grounds: Landscaped gardens with dining terrace enjoying outstanding panoramic countryside views

Distances: Shalford parade of shops 0.8 mile, Shalford station 0.8 mile (from 5 minutes to Guildford)

Guildford High Street 1.1 miles, Guildford mainline station 1.4 miles (from 32 minutes to London Waterloo)

A3 (southbound) 2.3 miles, A3 (northbound) 2.5 miles, M25 (Junction 10) 11.6 miles, Heathrow Airport 24.7 miles

Gatwick Airport 26.7 miles, Central London 33.8 miles

(All distances and times are approximate)

SITUATION

One of Guildford's most popular roads, the area provides peaceful country living and rural views across to the Chantryes yet still located within walking distance to Guildford town centre. The popular village of Shalford is also on your doorstep with its rich community atmosphere. The area offers wonderful walking, riding and cycling opportunities.

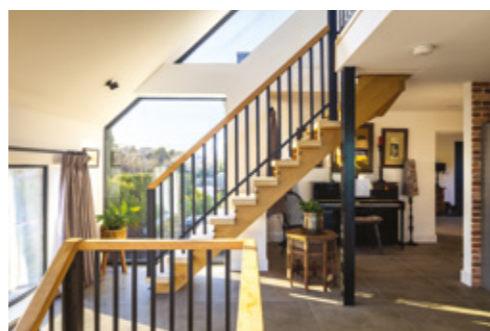
Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.

Whilst Shalford provides shopping for everyday needs along with a railway station, post office, village shop, chemist, coffee shop, tennis club and a village green hosting both cricket and football pitches. The Seahorse Pub is within walking distance.

Guildford's mainline station has a frequent commuter service to Waterloo in approximately 32 minutes. Trains from Shalford station link to Guildford within five minutes.

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.



THE PROPERTY

Set against a backdrop of uninterrupted countryside, this remarkable contemporary home combines striking architectural form with beautifully crafted interiors. Designed by award-winning, locally based C7 Architects, the house is wrapped in timber cladding and expansive glazing, creating a bold yet natural presence in its idyllic rural setting.

Inside, the breathtaking double-height atrium and handcrafted staircase set the tone for the rest of the home – a celebration of light, space and bespoke craftsmanship. The spectacular open-plan living area is framed by floor-to-ceiling windows, capturing panoramic views across The Chantries and providing a seamless connection to the garden. Distinct living, dining and kitchen zones flow effortlessly together, anchored by a beautifully finished kitchen featuring high-end Miele appliances, including an integrated hob with extractor, oven, microwave-oven and dishwasher.

This space leads into the principal vaulted living area, where a dramatic double-height glazed window frames uninterrupted countryside views. Truly breathtaking, this remarkable feature stands as one of the most impressive highlights of the home.





The home has been finished to an exceptional standard, including bespoke carpentry by Mayford Joinery, created to the owners' own design and featured throughout the kitchen, principal suite and staircases. The principal bedroom is a standout feature, with a vaulted ceiling, dramatic glazing and a freestanding bath positioned to enjoy the uninterrupted views – a serene, luxurious retreat.

On the ground floor, two bedrooms and a bedroom/study share a family bathroom, whilst a further bedroom with en suite offers privacy for family and guests. The storage/utility room houses the properties advanced, energy-efficient systems, including an Air Source Heat Pump supplying the hot water and underfloor heating, and a Mechanical Ventilation with Heat Recovery (MVHR) system for optimal air quality and efficiency. Designed for modern living, the property benefits from CAT 6 and speaker cabling throughout, providing robust connectivity and allowing for easy integration of whole-house media and smart-home systems.



Security is also well considered with CCTV with remote access and 24-hour recording, and a remote-access alarm system.

This is a rare opportunity to acquire a unique, design-led home in an idyllic setting.





GARDEN AND GROUNDS

Outside, the property enjoys beautifully landscaped gardens and an elevated seating area, enhanced by attractive perimeter lighting, including up-lighters set into the hedges and steps. Practical features are seamlessly integrated, including a 3-phase electric fast car-charger on the front drive. With direct access to open fields and sweeping rural views in every direction, the home offers a rare sense of privacy, calm and genuine connection to nature.



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



Approximate Gross Internal Area = 3464 sq ft - 322 sq m
 Ground Floor: 1418 sq ft - 132 sq m
 First Floor: 1401 sq ft - 130 sq m
 Second Floor Area 645 sq ft - 60 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.

PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity, drainage, an Air Source Heat Pump supplying hot water and underfloor heating and mechanical ventilation with heat recovery (MVHR).

Local Authority: Guildford Borough Council

Council Tax Band: G

Energy Performance Certificate: B

Tenure: Freehold

Viewings: Viewing is strictly by appointment through Knight Frank and Chantries & Pewleys, the joint selling agents.

James Ackerley

01483 617920

james.ackerley@knightfrank.com

Tim Chapman

01483 963880

tim.chapman@knightfrank.com

Knight Frank Guildford

2-3 Eastgate Court, High Street

Guildford GU1 3DE

knightfrank.co.uk



Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2026. Photographs and videos dated March 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

