



HILL CLEMENTS



**Knight  
Frank**



NEWLYN

Guildford, Surrey





# A BEST IN CLASS BRAND NEW HOME BUILT TO A SPECTACULAR SPECIFICATION

Just half a mile from Guildford's Upper High Street and  
within a short distance from Guildford's excellent local schools.

## Summary of accommodation

**Ground Floor:** Reception hall | Drawing room | Library/study | Dining room

Superb open-plan kitchen, breakfast and family room | Utility room | Boot room | Cloakroom | Plant room

**First Floor:** Galleried landing | Spectacular principal bedroom with en suite bathroom and fully fitted dressing room  
Bedroom two with fitted wardrobes and en suite | Bedroom three with dressing room and en suite | Bedroom four with en suite

**Garden and Grounds:** Integral garage access through utility | Significant block paved driveway

Landscaped rear gardens | Private terrace for entertaining in warmer weather

**In all about 0.22 acres and main house 4201 sq ft**

**Distances:** Guildford's Upper High Street 0.5 miles, London Road Station, Guildford 0.3 miles (from 47 minutes to London Waterloo), Guildford station 1.2 miles (from 37 minutes to London Waterloo), A3 (Guildford northbound) 1.2 miles  
A3 (Guildford southbound) 1.9 miles, M25 (Junction 10) 8.1 miles, Heathrow Airport 23.4 miles  
Gatwick Airport 24.1 miles, Central London 30.9 miles (All distances and times are approximate)

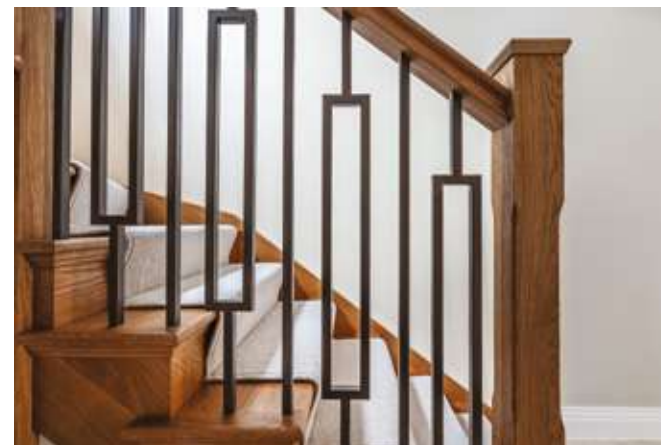
## SITUATION

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. Cross Lanes is in an excellent location just half a mile from Guildford's Upper High Street which provides extensive shopping, restaurants and bars, 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.

**Schools:** Royal Grammar School and Royal Grammar Preparatory School, Guildford High School, Tormead School, St Peter's Catholic School, George Abbot 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

Newlyn is a stunning brand-new individual home by Amfield Developments, which has been carefully designed and executed to provide light and bright modern family living, with a spectacular specification throughout. A stunning large reception hall with galleried landing provides a very impressive first impression and the quality of the build, fixtures and fittings is very evident from the start.

An incredible 900 sq ft kitchen/breakfast/family room forms the heart of the accommodation, where the Charles Yorke hand-built kitchen, with Miele appliances, adds to the atmosphere of solid build and quality combining with the enormous amount of living space. Newlyn is heated by two air source heat pumps via underfloor heating throughout ground and first floors, and the contemporary black aluminium windows are triple glazed, with stone mullion surrounds and sills rarely found in a new build.

The bathrooms are equally breathtaking with marble tiling and Hansgrohe and Dansani fittings, the principal en suite being a stunning bold statement. There are also bespoke Heritage fitted wardrobes, again with the principal en suite dressing room featuring highly as a very memorable and desirable statement. Each bedroom has its own bathroom with two bedrooms also having dressing rooms.

Three reception areas on the ground floor provide flexible and interchangeable living spaces. There is also a useful utility room connecting the kitchen area to the garage and front courtyard, and a plant room. The property further benefits from a comprehensive CCTV and alarm system for enhanced security, as well as integrated internet boosters throughout the home to ensure outstanding connectivity in every room.

A viewing of this spectacular new home is essential to fully appreciate the quality of the build and the amazing living spaces and lifestyle that it provides.













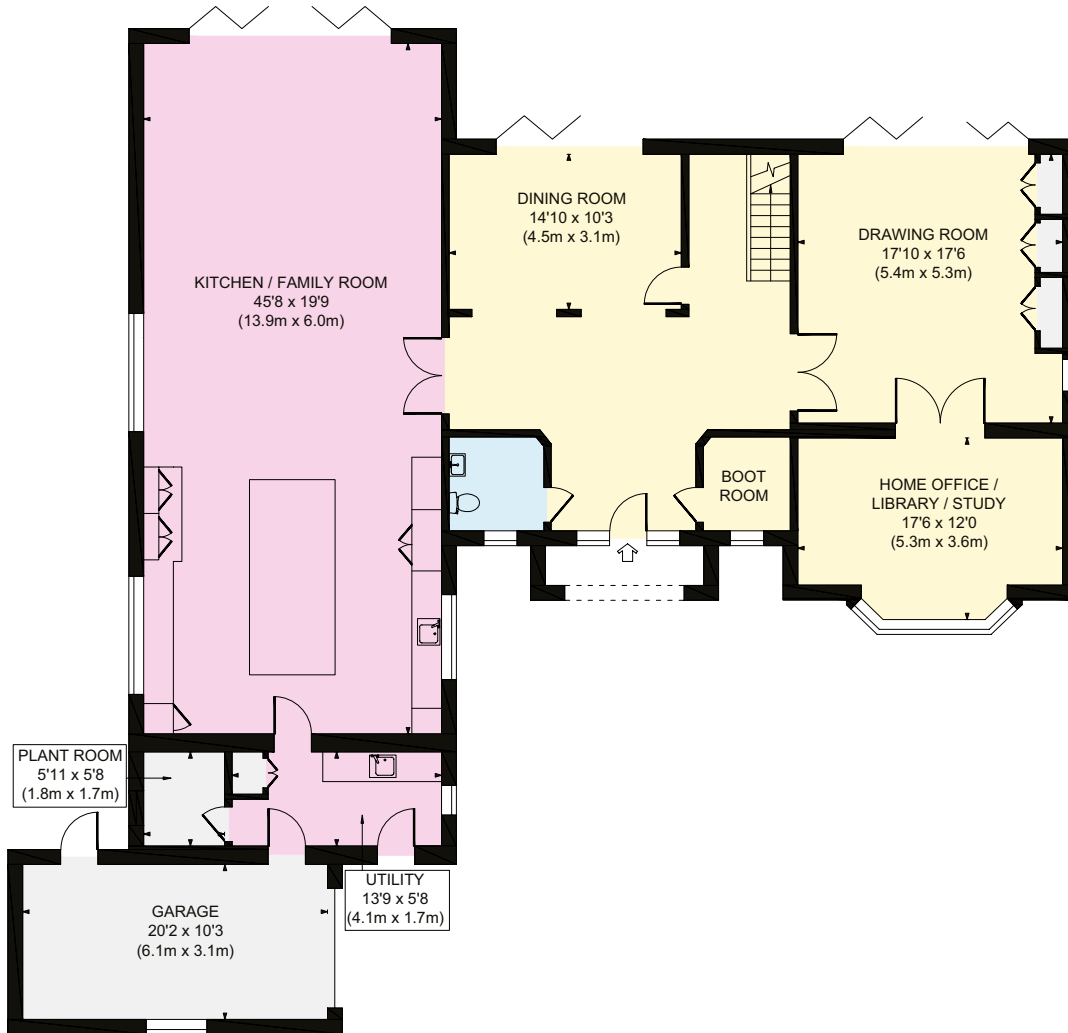


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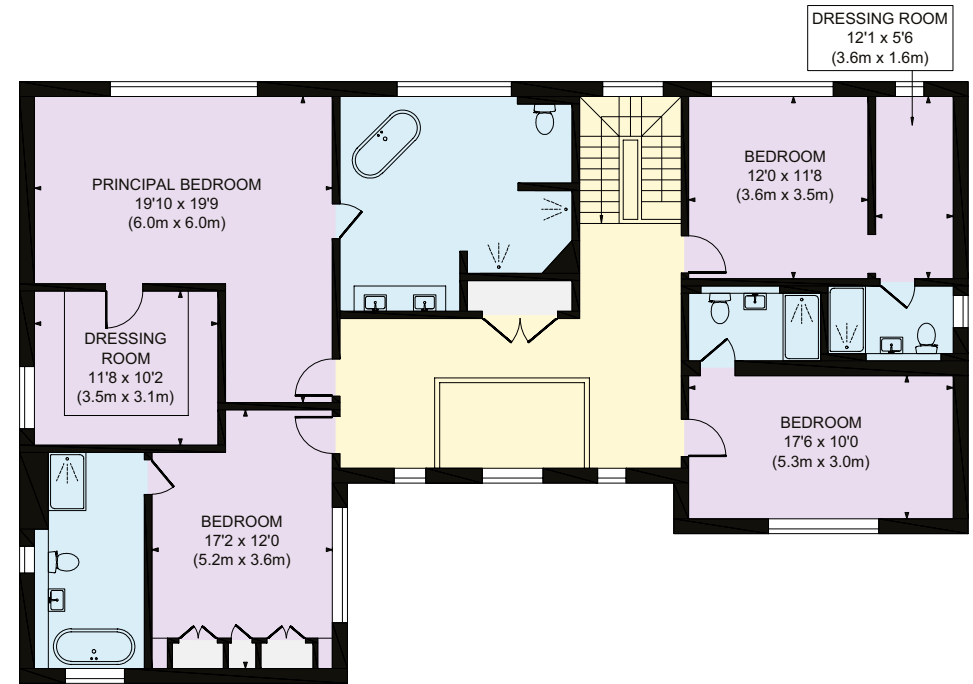


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Ground Floor**

Approximate Gross Internal Area  
4201 sq. ft / 390.27 sq. m



**First Floor**

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

Impressive electric gates lead to a very large stone entrance courtyard which provides extensive parking and turning areas with access to the side and rear gardens. The rear garden backs south and provides extensive areas of entertaining terraces with brick retaining walls which on to lawns, surrounded by herbaceous borders and mature trees, All areas are fully fenced and secluded.



# PROPERTY INFORMATION

**Services:** We are advised by our clients that the property will have mains water, electricity, drainage and heating via an air source heat pump.

**Local Authority:** Guildford Borough Council: 01483 505050

**Council Tax:** Still to be rated

**EPC:** B

**Tenure:** Freehold

## Directions

**Postcode:** GU1 2EF

**What3words:** ///demand.pump.legs

**Viewings:** Viewing is strictly by appointment through Knight Frank and Hill Clements.



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