



Rose House, Perry Hill, Worplesdon, Guildford, Surrey, GU3 3RD



# Rose House

PERRY HILL, WORPLESDON, GUILDFORD, SURREY, GU3 3RD

Rose House is an exceptional family home, comprehensively modernised and extended by the current owners to create a luxuriously appointed residence of outstanding quality. Set in a semi-rural location on a beautifully landscaped plot of approximately 0.57 acres, this striking property combines traditional architectural character with contemporary design and offers accommodation finished to an exacting standard throughout.

Approached via a private driveway shared with only two other houses, the property enjoys an attractive frontage with ample parking and a detached double garage. Its exterior is distinguished by a clay-tiled roof, red brick and flint elevations, and a prominent gable end with intricate detailing, complemented by a covered porch. Inside, an impressive hallway with an oak front door and Sicilian granite tiled flooring sets the tone for the home. The hallway includes a cloakroom with vanity unit, a storage cupboard by the entrance, an additional cupboard under the stairs, and an elegant oak staircase rising to the first floor beneath a chandelier and a large front-facing window.

The ground floor offers a flexible layout with multiple reception rooms designed for both family life and entertaining. The study features a built-in desk, cabinetry, and a bay window, while the snug / cinema room is equipped with a remote-controlled gas fireplace, blackout blinds, projector, speakers, and subwoofers. From the hallway, steps lead down through double doors into the drawing room, which features bespoke illuminated cabinetry, a sunken ceiling, a central gas fireplace, and doors opening onto the rear patio. Double doors flow into the formal dining room, which in turn leads into the family room—a light-filled space with two roof lanterns, sliding doors to the garden, and integrated Sonos surround sound.

The kitchen and breakfast area is the heart of the home, finished to an exceptional standard with sleek handleless cabinetry, quartz worktops, and a full suite of Miele appliances including two ovens, steam oven, microwave, and a six-ring induction hob set into a large island with seating for four. Additional features include a full-height wine chiller, integrated fridge and freezer, Quooker boiling water tap, and built-in cabinetry around the breakfast area TV. The kitchen benefits from tiled flooring and direct access to the garden from the breakfast area. A well-equipped utility room offers space for laundry appliances, twin boilers, a water softener, and generous storage.

Upstairs, the oak staircase leads to a spacious landing with two airing cupboards and loft access. The principal suite enjoys a Juliet balcony overlooking the garden, a dressing room with extensive built-in storage, and a luxurious five-piece en-suite bathroom with Aqualisa shower, double vanity basin, bath, and towel rail. Two further bedrooms have en-suite shower rooms, while the remaining bedrooms offer built-in storage and share a beautifully appointed family bathroom. Every shower in the house is a power shower with pump, and the specification includes underfloor heating throughout, Cat 7 cabling, and a Sonos system.

## CG GUILDFORD

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**Local Authority:** Guildford Borough Council \ Tax Band H

**Services:** Our client has confirmed that all mains services are connected

**EPC Rating:** C









## THE GROUNDS

The gardens and grounds have been meticulously landscaped and are mainly laid to lawn, framed by mature topiary and borders that surround the plot. To the rear, an Indian sandstone terrace extends from the family room, creating an ideal space for outdoor entertaining. The garden features mature beds, three bay trees, pine, acer, and olive trees, and is beautifully illuminated at night, including lighting for the oak tree. Additional seating areas overlook paddocks to the rear, offering a tranquil backdrop. The front garden is also laid to lawn with mature planting and topiary, and the property benefits from side access, a shed, storage behind the garage and summer house, and an electric car charger.



## SITUATION

An exceptional five bedroom family home, comprehensively modernised and extended to create a luxuriously appointed residence of outstanding quality. The property is set in a semi-rural location in Worplesdon on a beautifully landscaped plot of approximately 0.57 acres, allowing easy access to the centre of Guildford.

Situated in the heart of Surrey, Worplesdon offers the perfect blend of countryside charm and modern convenience. Surrounded by rolling landscapes and leafy lanes, this sought-after village provides a peaceful retreat while being just three miles from Guildford, one of Surrey's most vibrant towns.

Guildford boasts an exceptional range of amenities, including designer and independent shops, award-winning restaurants, and cultural attractions such as the Yvonne Arnaud Theatre and G Live. For leisure, residents enjoy beautiful parks, sports facilities, and the historic Guildford Castle grounds. The town also offers excellent schooling options, both state and independent, and a thriving café culture.

Commuters benefit from superb transport links: Worplesdon Station provides direct rail services to London Waterloo, while Guildford Station offers additional fast connections. The A3 and M25 are easily accessible, making travel across the South East effortless.

With its rural tranquility, proximity to Guildford's amenities, and outstanding connectivity, Worplesdon is an ideal location for families and professionals seeking the best of both worlds.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

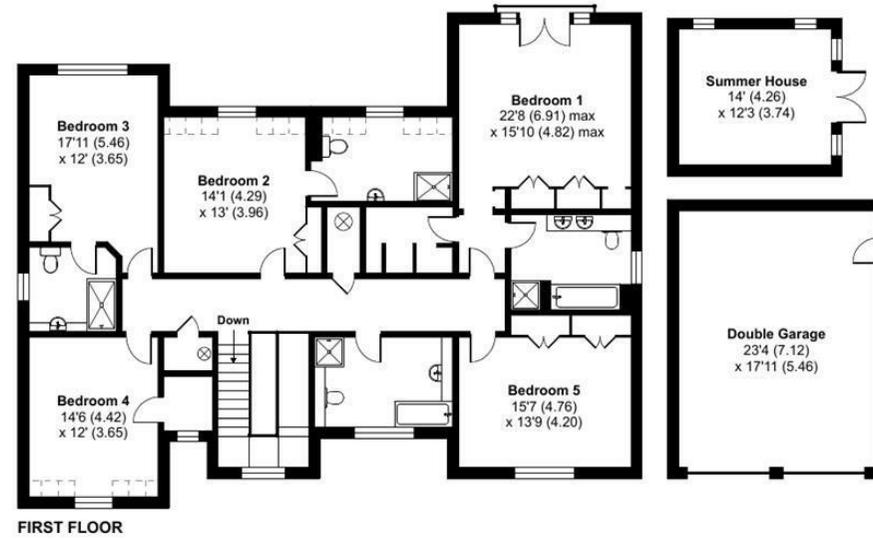
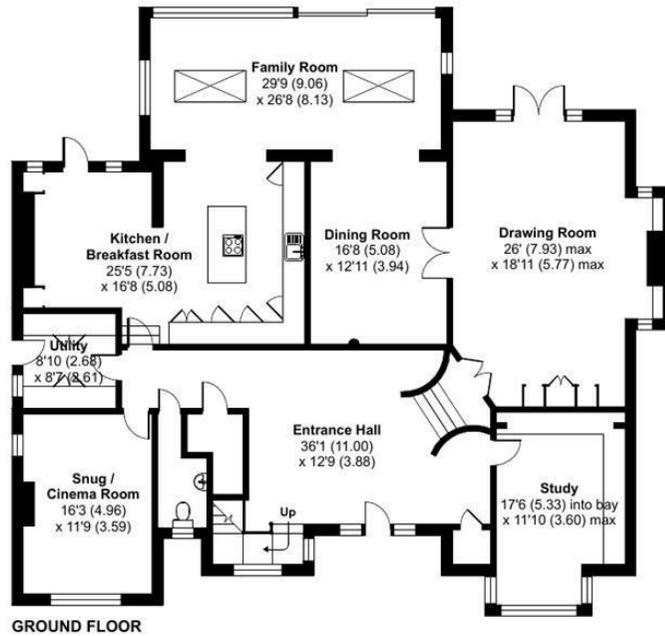


# Perry Hill, Worplesdon, Guildford, GU3

Approximate Area = 4306 sq ft / 400 sq m  
 Limited Use Area(s) = 42 sq ft / 3.9 sq m  
 Garage = 420 sq ft / 39 sq m  
 Summer House = 172 sq ft / 16 sq m  
 Total = 4940 sq ft / 458.9 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Clarke Gammon. REF: 1375529

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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