

Southways



White Lane, Guildford





Southways

White Lane, Guildford, Surrey, GU4 8PS

Most likely Guildford's finest private residence, on the edge of the town with the most breath taking uninterrupted views, yet under two miles from the upper high street.

Guildford High Street 1.8 miles, Guildford main line station 2.8 miles (from 32 minutes to London Waterloo)
Central London 32.6 miles (All times and distances are approximate)

Accommodation

Entrance porch | Impressive reception hall | Loggia | Drawing room | Dining room | Study

Media room | Kitchen / Breakfast room | Utility | Pantry | Two cloakrooms

Fully fitted commercial kitchen (former double garage) | Gym | Staff apartment

Principal bedroom with en suite, balcony and 'his and her' dressing rooms | Six further bedrooms (five suites)

Playroom | Two roof terraces | Three further bedrooms (two suites)

Indoor swimming pool | Spa area | Steam room and changing facilities | Multiple stores | Walk-in safe | Plant and telecom rooms

Stunning formal gardens and grounds with panoramic views | Fully equipped children's play area

Alitex Greenhouse | Wooden garden dining gazebo | Two loose boxes and tack room in adjoining paddock

Approximate Gross Internal Floor Area 15,094 sq. ft. plus outbuildings

In all approximately 8.5 acres

EPC: C

On the instructions on M D W Hardy & N C W Bestwick of Sanderson Weatherall LLP as Fixed Charged Receivers

house.
PARTNERSHIP

Cranleigh

Astra House, The Common
Cranleigh, GU6 8RZ

Tel: +44 1483 266700

lberman@housepartnership.co.uk /
dcarter@housepartnership.co.uk

housepartnership.co.uk



Guildford

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

Tel: +44 1483 617 920

james.ackerley@knightfrank.com /
morten.boardman@knightfrank.com

knightfrank.co.uk

Country Department

55 Baker Street
London, W1U 8AN

Tel: +44 20 7861 1065

james.crawford@knightfrank.com /
rupert.sweeting@knightfrank.com

Situation

Guildford's Upper High Street 1.8 miles, Central London 32.6 miles, Guildford main line station 2.8 miles (from 32 minutes to London Waterloo) London Road Station, Guildford 2.0 miles (from 47 minutes to London Waterloo), A3 (Guildford) 2.9 miles, M25 (Junction 10) 9.5 miles, Heathrow Airport 21.3 miles, Gatwick Airport 22.7 miles (all times and distances are approximate).

Schools

The Royal Grammar School, Guildford High School, Tormead School, The Royal Grammar Junior School (formerly Lanesborough Preparatory School), St Catherine's School, Charterhouse School, Aldro School, Cranleigh School, Priorsfield School.

Amenities

G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Effingham Golf Club, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Course.

The Property

Southways is the most spectacular period home set in an elevated position with the most stunning far-reaching views across to St Martha's Hill. Extensively renovated in 2018 to the highest standard throughout, the property provides all the luxury amenities one would expect. Totalling an impressive 15,000 sq. ft. Southways retains its impressive character with large yet comfortable room proportions, high ceilings, solid timber doors and floors, deep coving, detailed wall panelling and original staircases yet beautifully combined with modern fixtures such as book match marble bathroom suites, air conditioning, and a fully integrated audio, visual, CCTV and alarm system.

Southways is the perfect place to entertain with its many remarkable reception rooms and internal and external dining areas all enjoying spectacular southerly views.







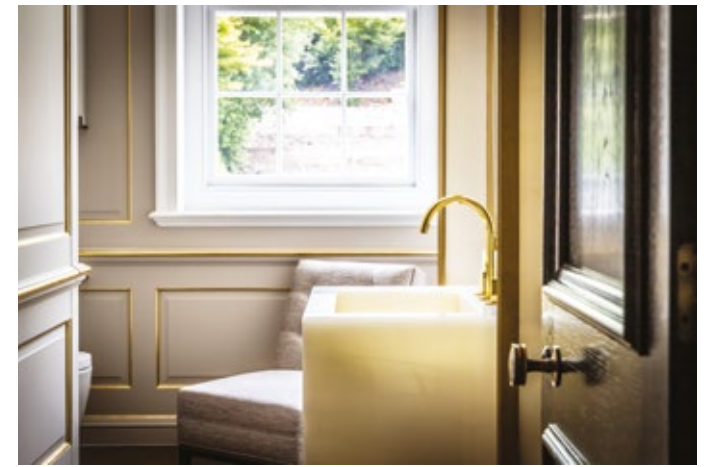


Furthermore Southways houses its own commercial grade kitchen and one bedroom staff apartment. There is also a spectacular indoor swimming pool with sunken private terrace, separate gym, steam room and changing facilities.

The Location

Guildford's High Street, approximately two miles from the property, is arguably one of the best town centres in the South East with its iconic 'cobbled' High Street. Guildford offers an extensive range of department stores, boutique shops and restaurants, together with entertainment and leisure amenities, including the Spectrum Leisure Centre at Stoke Park, Surrey Sports Park, G Live and the Yvonne Arnaud and Electric Theatres.







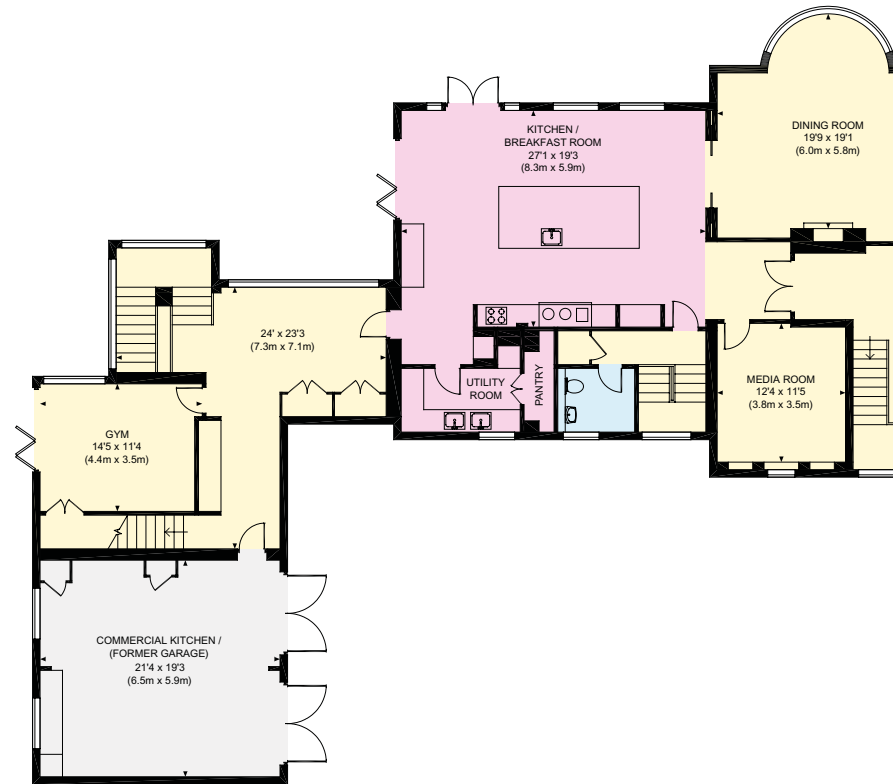
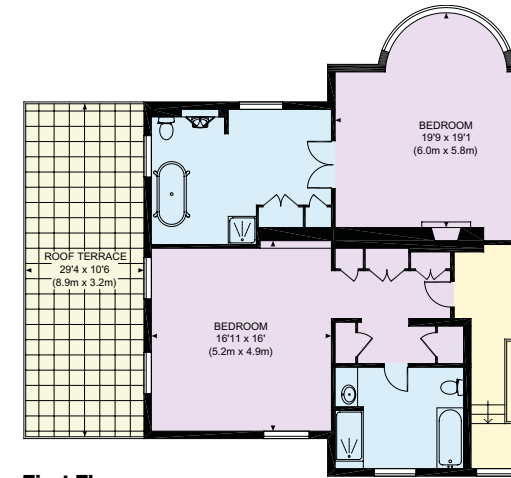
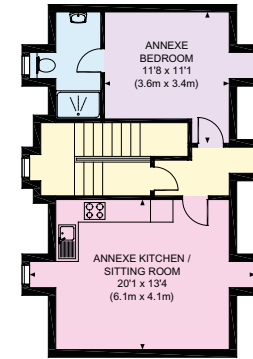
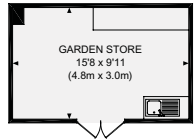
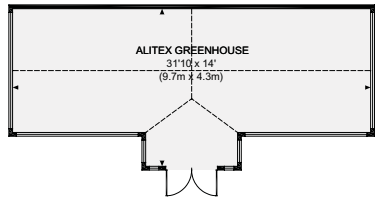
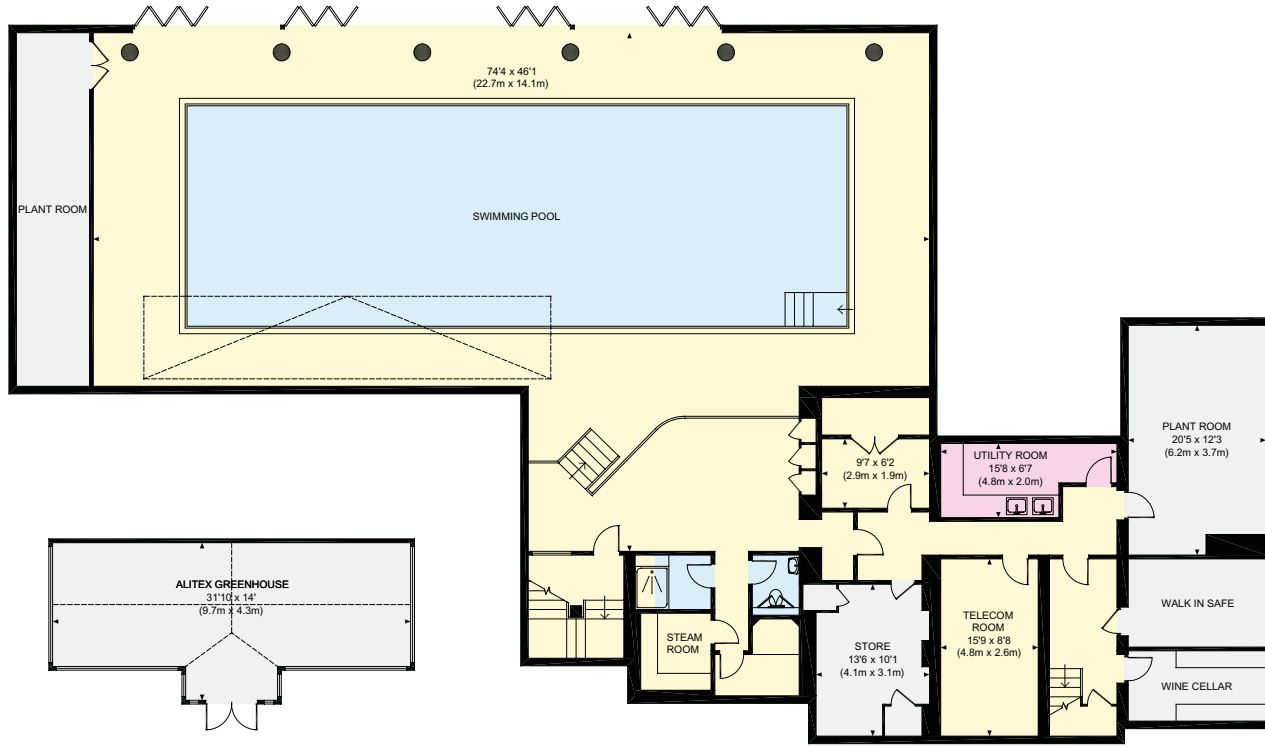


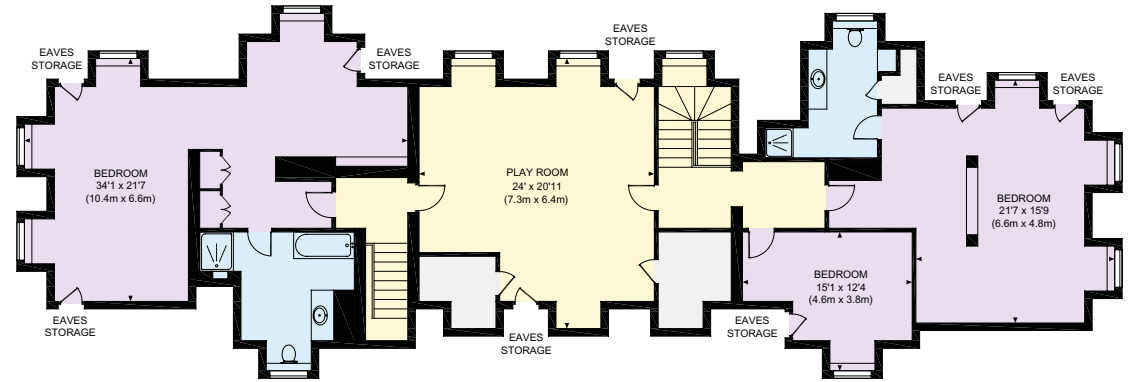
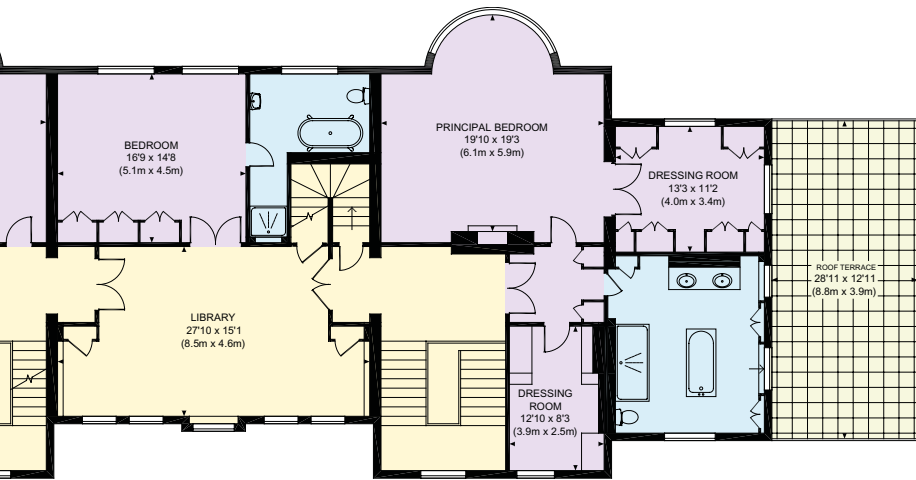
Literally just yards away from the house are extensive areas of protected open countryside, including Newlands Corner, the Pewley Downs, St. Martha-on-the-hill and the Chantry Woods. Guildford main line station offers a fast commuter service to London Waterloo in approximately 34 minutes.

The A3 is within easy reach which provides direct routes to the South Coast and London; it connects with the M25 at Wisley (junction 10), which provides direct access to both Heathrow and Gatwick airports. Guildford also enjoys an exceptional reputation for its education offering with an excellent choice of schools in the immediate area.

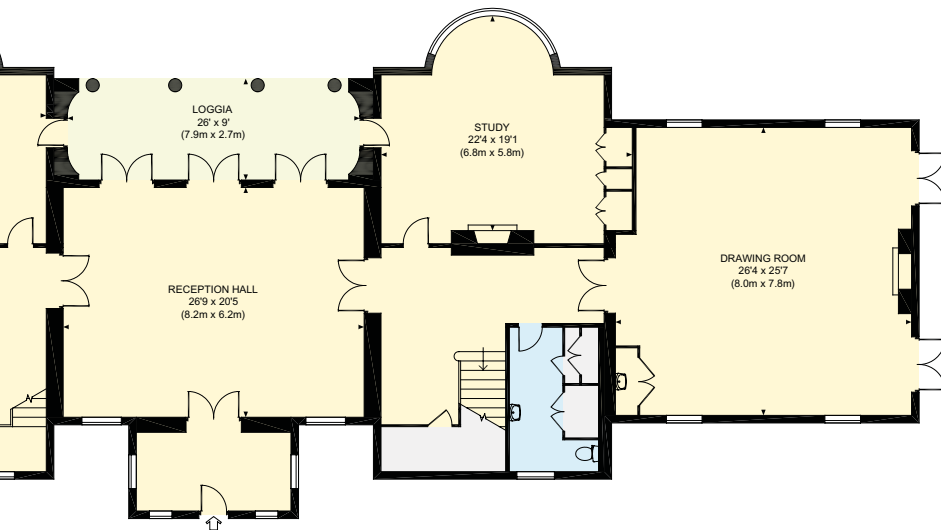


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





Second Floor



Approximate Gross Internal Floor Area
Main House - 15,094 Sq Ft / 1,402.3 Sq M
Alitex Glass House - 377 Sq Ft / 35 Sq M
Store - 46 Sq Ft / 4.2 Sq M
Gardeners Store - 157 Sq Ft / 14.6 Sq M
Total 15,674 Sq Ft / 1,456.1 Sq M

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.



Gardens and Grounds

The splendid grounds extend to approximately 8.5 acres of which 3.5 acres are beautifully manicured landscaped formal gardens, arranged in a series of wide south facing terraces, with a magnificent brick walled courtyard and kitchen garden, large level lawn and children's play area. Screening trees flank the garden but nothing is allowed to interfere with the spectacular panoramic views across to St Martha's Hill. At the end of these impressive gardens is a fenced paddock, two loose boxes and adjoining tack room, in all totalling approximately five acres.

Services

We are advised by our clients that the property has mains water, electricity and gas. Private drainage.

Local Authority

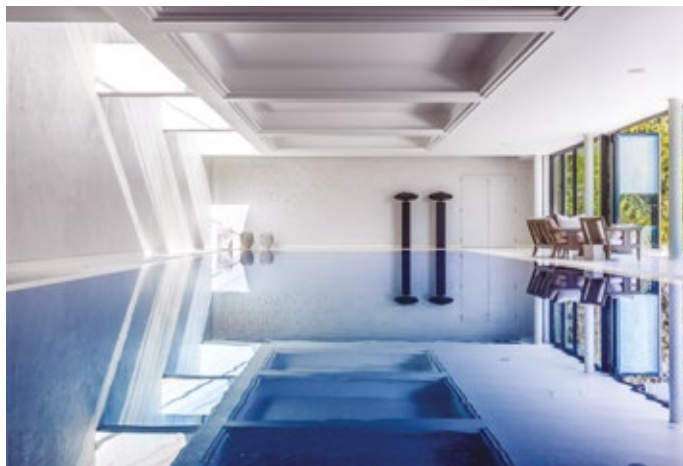
Guildford Borough Council - 01483 505050

Viewings

Strictly by appointment with either the joint sole agents, Knight Frank LLP or house partnership.















Directions (GU4 8PS)

From Guildford's Upper High Street, follow the A246, Epsom Road, through the traffic lights towards Merrow. After three quarters of a mile, turn right into Tangier Road and, at the end, turn left into Warren Road. Follow this road to the right, where becomes One Tree Hill Road and continue to the end then turn left onto White Lane where you will find Southways after half a mile on your right-hand side.







house.
PARTNERSHIP

SW

Sanderson
Weatherall

**Knight
Frank**



Connecting people & property, perfectly.

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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