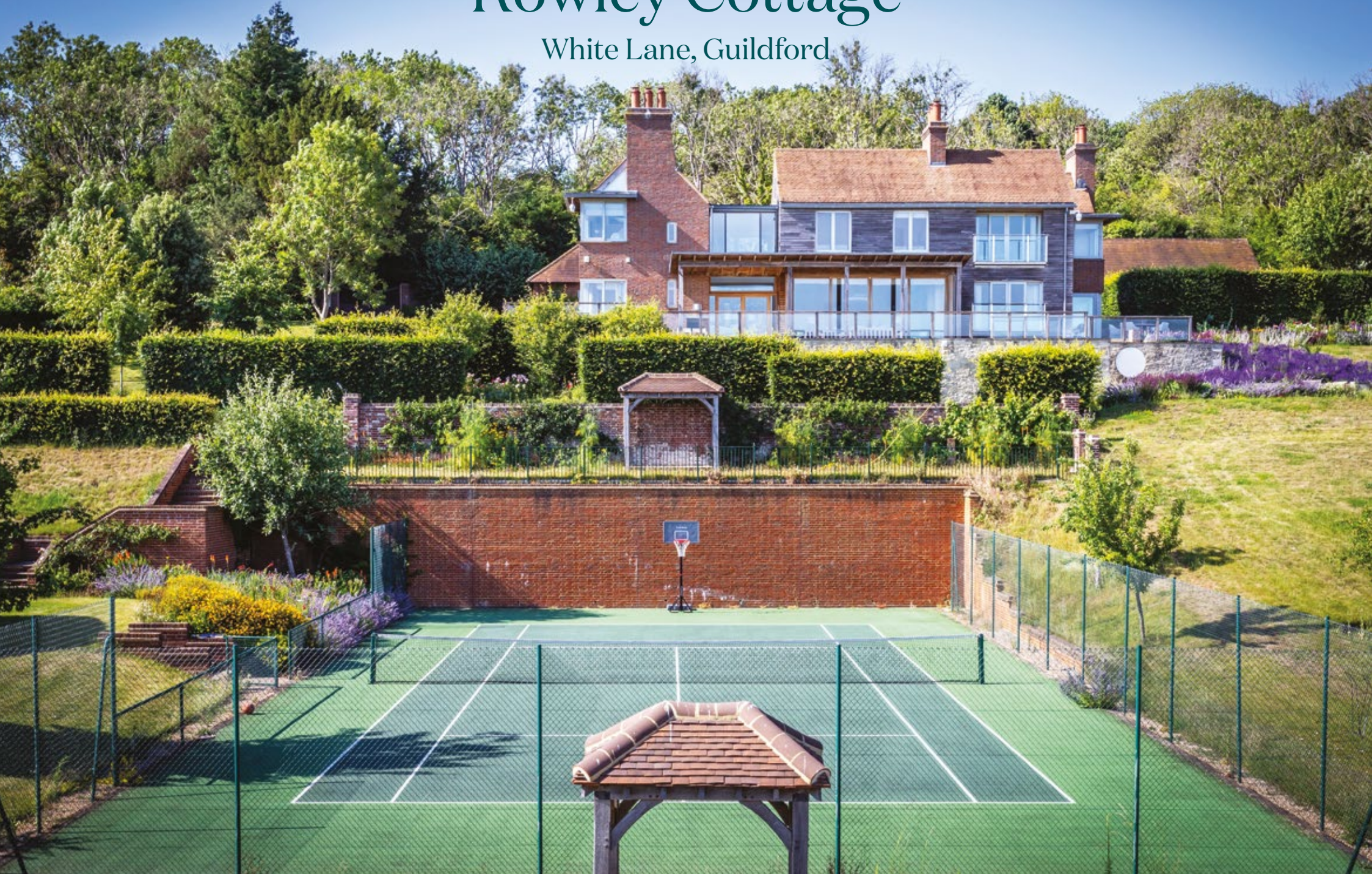


Rowley Cottage

White Lane, Guildford







Rowley Cottage

White Lane, Guildford, Surrey, GU4 8PS

Lying two miles from the centre of Guildford, a striking architectural property taking full advantage of breath-taking southerly views over the Surrey Hills.

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

Double height galleried entrance hall | Drawing room | Dining room | Family room | Study

Kitchen / Breakfast room | Pantry | Boot Room | Guest Cloakroom

Principal bedroom with en suite bathroom, dressing room and balcony | Four guest bedrooms with en suite bathrooms

Lower ground floor: Several stores and plant and telecoms room | Utility room | 2nd Cloakroom

Three guest/staff cottages: Two bedrooms | Two bath / shower rooms | Kitchen and reception room

One bedroom | One shower room | Kitchen / Reception room

Living / Bedroom / Kitchenette studio | Shower room

Triple garage currently partitioned into storage room and shower room | Tennis Court | Stunning formal gardens and grounds

Approximate Gross Internal Floor Area Main House: 6,847 sq. ft.

In all approximately 8,866 sq. ft. including flats and garaging

In all approximately 5.5 acres

EPC: C

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

house.
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The Property

Rowley Cottage is a superb family home which has been built and designed to take advantage of its incredible southerly views across protected countryside and across to Blackheath.

The main house offers in excess of 6,800 sq. ft. and is extremely versatile in its layout. The large living room has full floor to ceiling sliding doors which offers the best vista and access onto the large balcony. There is a spacious drawing room, study and dining room as well as a fantastic kitchen/breakfast room.

Upstairs the principal bedroom is dual aspect and offers a superb en suite bathroom with the sixth bedroom currently used as the dressing room. There are three further en suite bedrooms on this floor and another bedroom with its own bathroom off the landing.

The spacious lower ground floors offers ample additional storage.

Situation

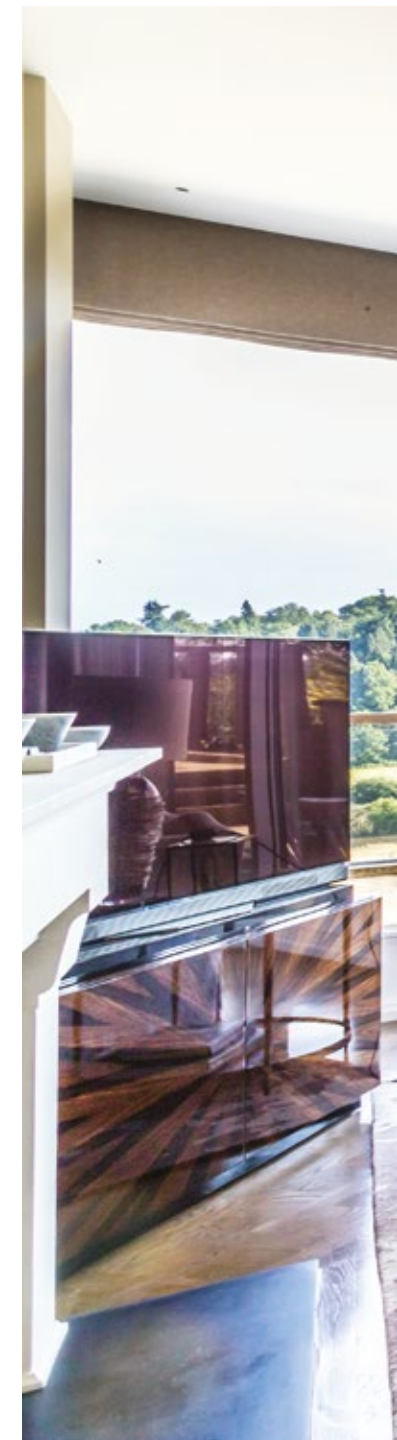
Guildford's Upper High Street 1.9 miles, Central London 32.6 miles, Guildford main line station 2.8 miles (from 32 minutes to London Waterloo) London Road Station, Guildford 2.0 miles (from 47 minutes to London Waterloo), A3 (Guildford) 2.9 miles, M25 (Junction 10) 9.5 miles, Heathrow Airport 21.3 miles, 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.

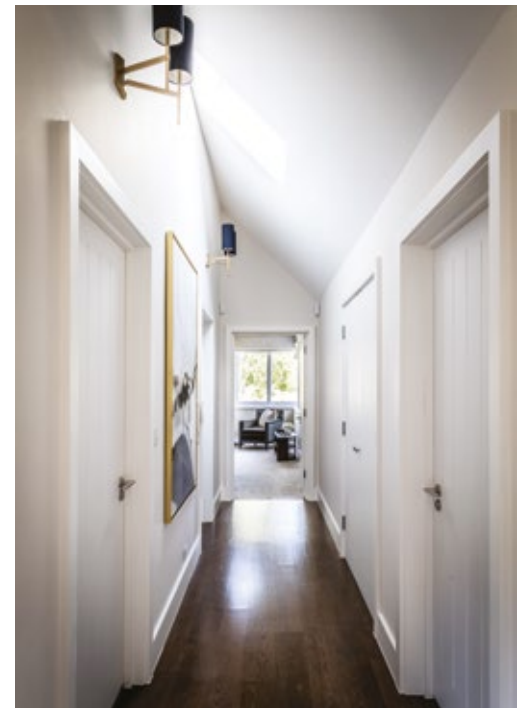














- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Floor Area
6,847 sq ft / 636.1 sq m
Outbuildings: 2,019 sq ft / 187.6 sq m
Total: 8,866 sq ft / 823.7 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



Outside

Outside there are three self-contained guest / staff cottages and a triple garage that has been split into further storage, in all offering a further 2000 sq. ft. of versatile accommodation.

Situated on one of Guildford's best roads, Rowley Cottage is set back from the road and accessed by electric gates providing ample driveway parking. The rear garden is a particularly fine feature, mainly laid to lawn with a tennis court and vehicular access to the paddock to the rear.

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 it becomes One Tree Hill Road and continue to the end then turn left onto White Lane where you will find Rowley Cottage as the last house before the corner on your right-hand side.









house.
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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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