



Two brand **new luxury homes**, both around 4,500 sq ft and built to the highest of standards throughout.

Knight Frank are pleased to offer these spectacular homes located on a much-requested St Omer Road and only 0.7 miles away from Guildford's Upper High Street and moments away from an abundance of excellent schools.

Agents note: All internal photographs are of number 18 St Omer Road.



18 St Omer Road



18A St Omer Road

Summary of accommodation

Ground Floor: Entrance hall | Drawing room
Kitchen/breakfast/living room | Study/family room
Utility room | Cloakroom

First Floor: Principal bedroom suite with dressing room
Three double bedrooms all with en suites

Second Floor: Fifth bedroom with en suite bathroom and study/dressing room | Cinema room/bedroom with walk in wardrobe

Garden and Grounds: Single garage | Driveway for off street parking | Stunning landscaped southeast-facing rear gardens

Distances

Guildford High Street 0.7 miles, Guildford station 1.7 mile (from 34 minutes to London Waterloo), A3 (Guildford) 2.0 miles, M25 (Junction 10) 8.5 miles, Heathrow Airport 21.6 miles, Gatwick Airport 24.4 miles, Central London 31.7 miles (All distances and times are approximate)



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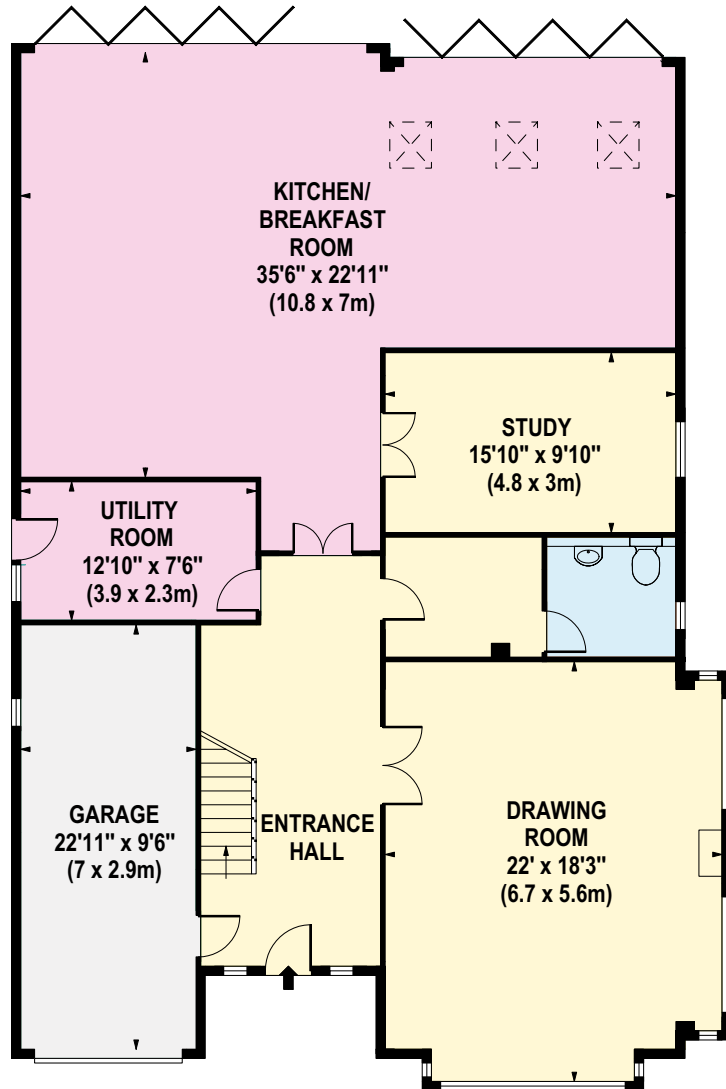
18 St Omer Road – Floor plan

Approximate Gross Internal Floor Area

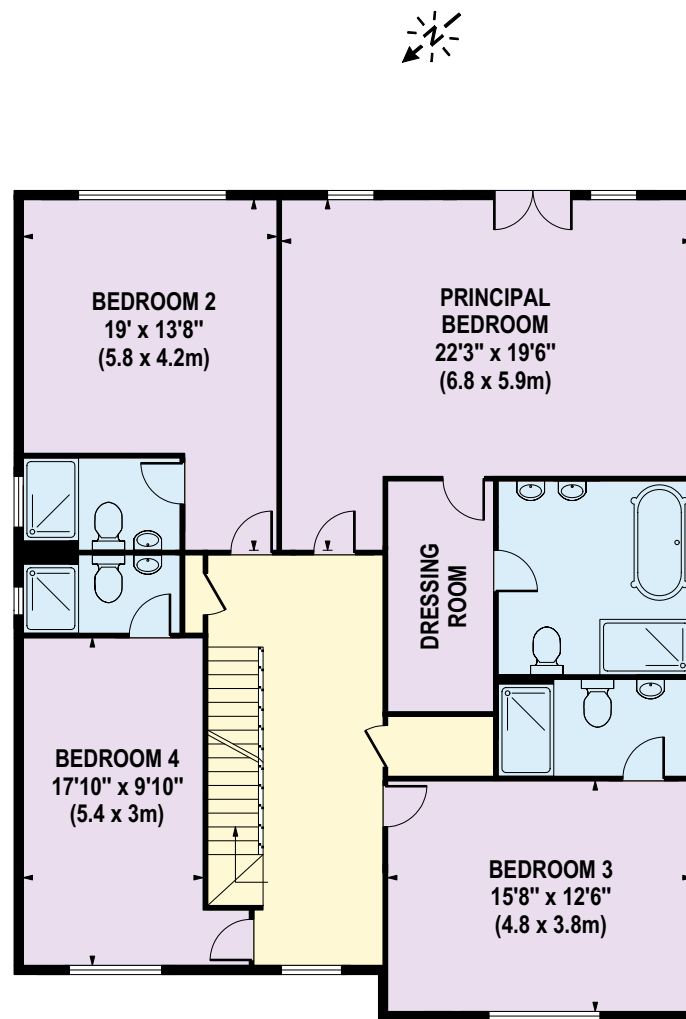
4524 sq ft / 420 sq m

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.

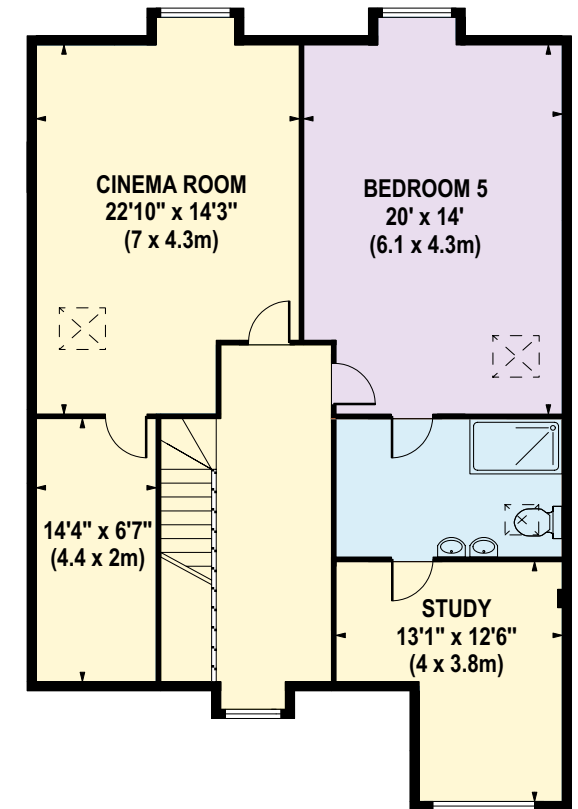
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor

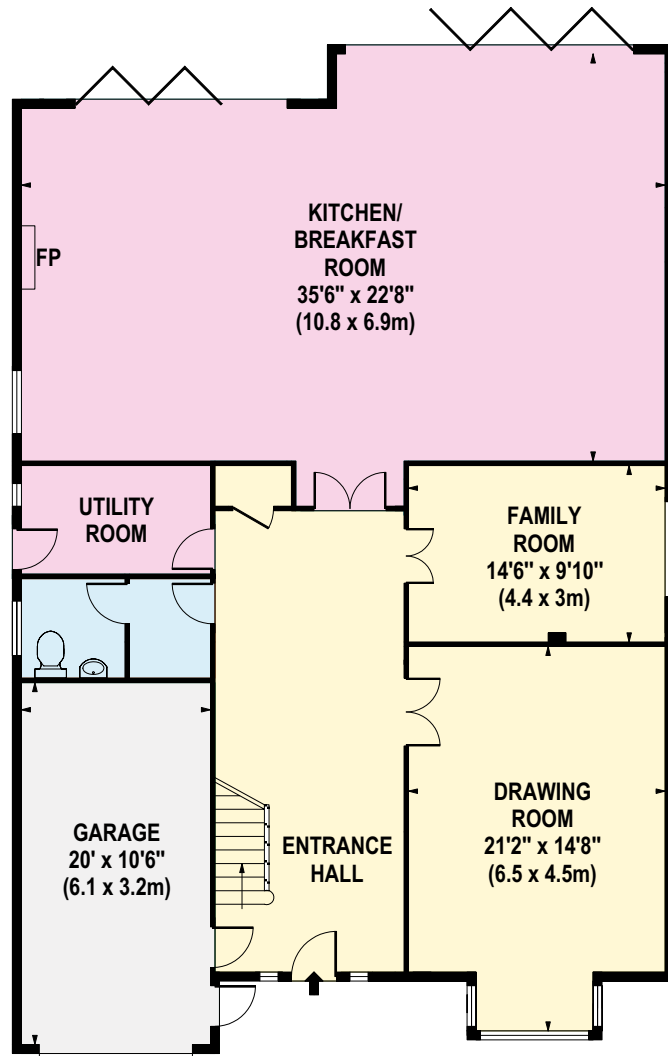


Second Floor

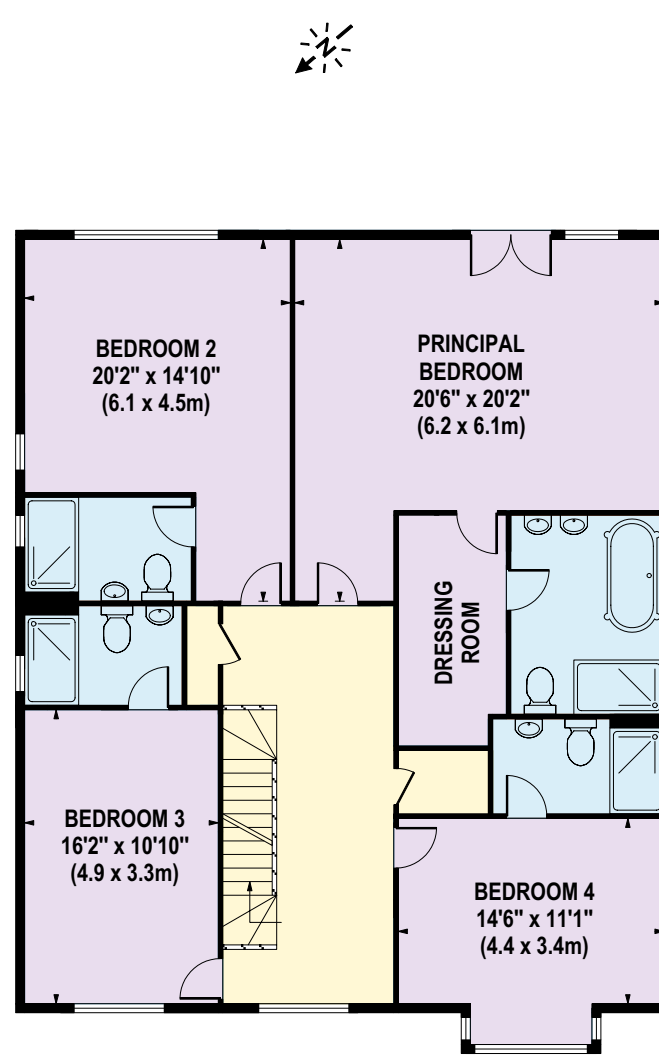
18A St Omer Road – Floor plan

Approximate Gross Internal Floor Area
4417 sq ft / 410 sq m (including garage)

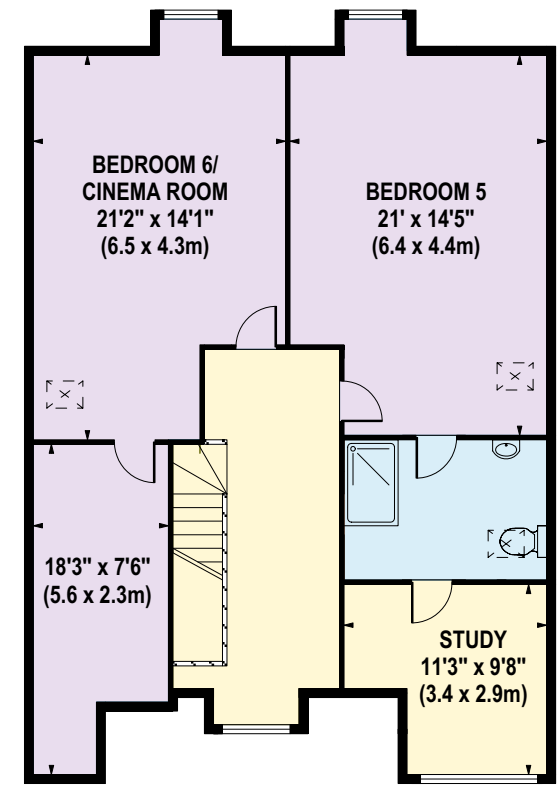
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Ground Floor



First Floor



Second Floor

The properties

These two outstanding and substantial family homes have been developed by Aspire Luxury Properties and built to the highest of standards throughout.

Both homes are laid out over three floors. The ground floors have a large entrance hall with all the reception rooms accessed from it. The kitchen/breakfast rooms are both a wonderful size with bi-fold doors leading onto the southeast-facing garden.

The ground floors have a further study/family room, living room, utility room and cloakroom.

The first floors enjoy a wonderful principal bedroom with walk in dressing room, en suite bathroom and Juliet balcony looking on to the garden. There are a further three double bedrooms all with en suites on this floor.

The second floors provide versatile living accommodation with a potential two further spacious rooms which could be used as bedrooms or reception rooms as well as a family bathroom, study/dressing area and storeroom.

Both properties are set back from the quiet road providing ample off street parking. There is a single garage to one corner. The rear gardens are a generous size and enjoy sunlight for the majority of the day. The gardens have been beautifully landscaped designed.

Aspire Luxury Properties

You'll feel the difference as soon as you experience an Aspire home. They are passionate about creating unique, breath-taking properties that are built to stand the test of time.

Quality always comes first. They only work with the best and deliver the best. That means using the finest materials and the most skilled craftsmen, with a meticulous attention to detail.

An Aspire luxury home is an investment that will reward you for years to come.







Specification

Floors

- Bespoke Premier Oak plank to hall, cloaks, lounge, drawing room perimeter and dressing rooms to principal and bedroom five
- Bespoke Premier Oak Versailles Panel to study
- Tiled floors to kitchen, utility and bathrooms
- Carpet to all remaining rooms

Joinery

- Oak tread staircase ground to first floors
- Bespoke skirtings and architraves
- Painted two panel doors

Kitchen

- Shaker style kitchen with Island
- Stone Quartz worktops
- Boiling water tap
- Range cooker
- Built-in appliances; microwave, larder fridge, larder freezer dishwasher, and wine cooler

Utility

- Shaker style units
- Stone Quartz worktops
- Freestanding appliances; washing machine and tumble-dryer

Heating

- Underfloor Heating to ground floor with concealed thermostats
- Fireplaces (18 Drawing room & 18A Drawing room)
- Classic Victorian limestone mantel/surround and hearth
- Log effect black lining gas fire with programmable thermostatic remote control, fitted to a balanced flue

Electrical

- Polished chrome fittings to ground and first floors
- Lutron smart lighting system to G/F hall, drawing room, study, kitchen/dining/family room, and principal bedroom.
- Under floor heating to principal en suite
- Alarm zoned system, keypad to ground and first floors

Plumbing

- Worcester gas fired system boiler
- Pressurised stored hot water
- Radiators to first and second floors
- Heated towel rails to bathrooms with separate programmable timer

Bathrooms

- Back-to-wall toilets with concealed cisterns and soft close seats
- Wall hung vanity units, principal en suite has a double vanity
- En suites with shower enclosures, principal and en suite in bedroom five have walk-in shower
- Principal en suite has a freestanding bath with floor mounted bath/shower mixer

External

- Permeable block paving to drive
- Porcelain patio
- Garden laid to lawn





Schools

Royal Grammar School
Guildford High School
Tormead
Lanesborough Preparatory School
George Abbott School
Guildford County School
St Peters Catholic School
St Thomas of Canterbury Catholic School

Pewley Down Infant School
Boxgrove Primary School
Holy Trinity Junior School
St Catherine's School
Charterhouse School
Aldro School
Cranleigh School

Amenities

G Live
Yvonne Arnaud Theatre
Pit Farm Tennis Club
Merrow Tennis & Cricket Clubs
Surrey Sports Park

Spectrum Leisure Centre
Guildford Golf Club
Bramley Golf Club
West Surrey Golf Club
Worplesdon Golf Course















Services

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

Viewings

Only by appointment through Knight Frank.

Directions (Postcode GU1 2DB)

From our office in Guildford proceed left along the High Street, past The Harbour Hotel and at the roundabout, take the second exit onto the Epsom Road (A246). Continue for approximately 0.6 miles and turn right onto St Omer Road. At the top of the road turn left and number 18 and 18A can be found on the right-hand side.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

EPC Rating: B



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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Particulars dated March 2023. Photographs and videos dated March 2023.

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