

Northdowns Heights, Fort Road, Guildford, Surrey

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# A superb example of a **handsome contemporary home** in an elevated position on Fort Road.

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## Summary of accommodation

**Ground floor:** Reception hall | Drawing room | Open-plan dining room/kitchen/breakfast and reception room | Study | Boot room | Cloakroom

**First floor:** Principal bedroom suite with dressing room and en suite bathroom | Three bedrooms all with en suite bathrooms

**Second floor:** Two further bedrooms with en suite shower rooms | Play room/additional bedroom

**Lower ground floor:** Cinema/games room with bar area | Laundry room | Gym with shower room | Guest cloakroom | Garage | Store | Plant room

**Gardens and grounds:** Garden tiered, landscaped garden | Outdoor dining area

## Distances

Pewley Downs 100 metres, Guildford High Street 0.75 miles

**Trains:** Guildford mainline station 1.0 mile (from 34 minutes to London Waterloo)

London Road Guildford 1.2 miles (from 47 minutes to London Waterloo)

**Roads:** A3 Guildford 1.9 miles; M25 (Jct 10 at Wisley) 9.8 miles

**Airports:** London Heathrow 22.8 miles, London Gatwick 25.6 miles

(All distances and times are approximate)



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## Situation

Northdowns Heights stands in a commanding, elevated position, almost at the end of sought-after Fort Road, only 100 metres from the open Downs, providing stunning walks, and within walking distance of the High Street and mainline station.

There are glorious southerly views of rolling farmland leading to Chantry Woods and over villages and towns of the Wey Valley to Hindhead and Haslemere on the distant horizon. This stunning location is so high, with such a clear view for so many miles, that the changing weather can be seen rolling in from many miles away to the south.

The historic High Street is only at the bottom of the hill, with its many shops, restaurants and bars, and the whole town is bustling with life and entertainment for all the family. There is a weekly and monthly farmer's markets, Yvonne Arnaud Theatre and GLive, and the Spectrum Leisure Centre on Stoke Park. The mainline station is also within walking distance via the High Street and over the river. It provides a regular commuter service to Waterloo in 38 minutes and under. Many of Guildford's most popular schools are only a short walk away, including Pewley Down Infant School, Holy Trinity Junior School and The Royal Grammar School in the High Street.









## Schools

The Royal Grammar School Guildford High School  
Tormead School  
St. Catherine's  
Holy Trinity Junior School

Pewley Down Infant School  
Cranmore Prep School  
Charterhouse  
Cranleigh School

## The property

Built in 2018, Northdowns Heights is a superb four-storey family home of approximately 6,000 sq ft set within beautifully landscaped front and rear gardens.

Whilst only recently built, the new owner has beautifully redesigned the interiors and refitted a spectacular Smallbone kitchen which is a primary feature of this fine home.

Further to this many technological features complement the light and airy accommodation, which is orientated to take advantage of the elevated setting and southerly views. There are concrete floors and underfloor heating throughout with many hidden quality features, including copper pipe work and a sophisticated heat recovery system which extracts the moisture and stale air from the house and replaces it with clean and fresh air without losing the heat in the house.

The accommodation is arranged over four floors and provides everything a modern family requires. The grand reception hall sets the tone of the house with a fine staircase and double doors, which open to the formal drawing room to the left, and to the rear of the house is the stunning kitchen with a beautiful range of high end integrated appliances, and a central island with a breakfast bar, perfect for casual dining. The kitchen is open-plan to a dining and seating area at the front of the house, from which the stunning views can be enjoyed. There is access to the raised sun terrace on to the front of the house. There are large bi-fold doors to the rear garden and a separate family room and boot room off the kitchen. These areas form the heart of the house and provide a generous space for sociable informal and family gatherings. The first floor benefits further from the stunning views to the south. It comprises four bedroom suites, all with fitted wardrobes, with the principal suite incorporating a dressing room and a feature bathroom. On the second floor, there are two large bedroom suites and a further play room/7th bedroom.















The lower ground floor provides excellent recreation areas with a gym with en suite shower room and a large cinema room with an adjoining bar area. There is also a cloakroom, laundry room and plant/services room. There is also a spacious double garage and bin store at this level.



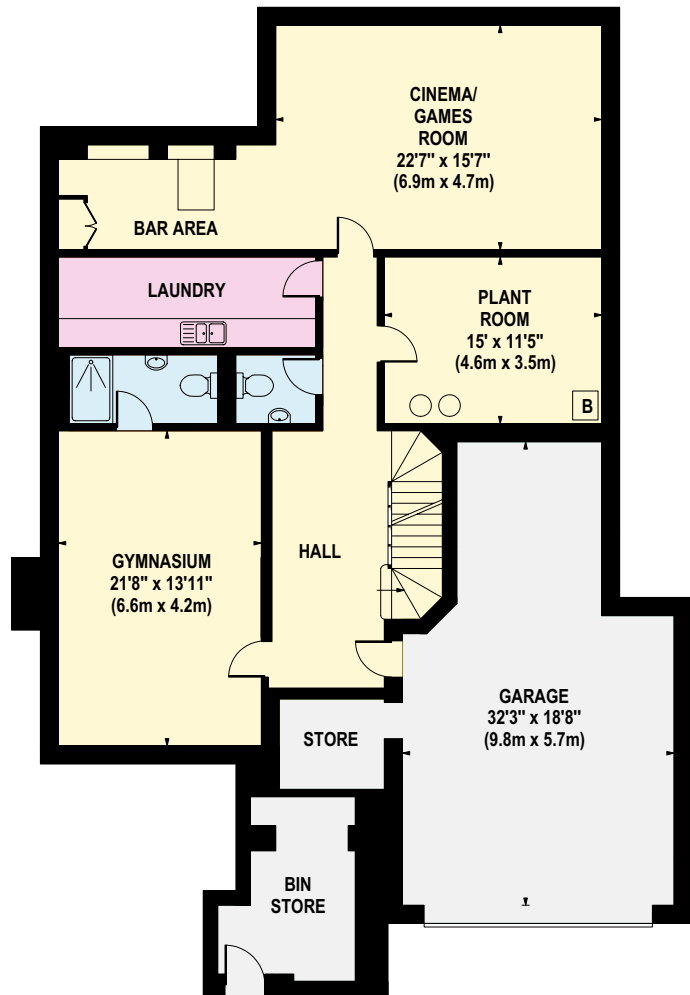


**Approximate Gross Internal Floor Area**

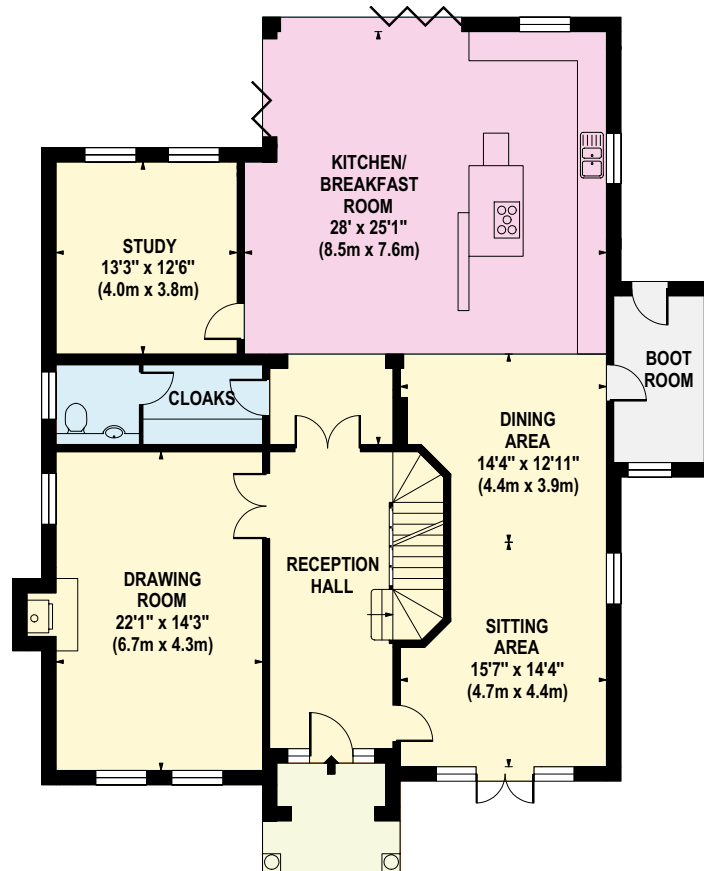
6540 sq ft / 608 sq m

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.

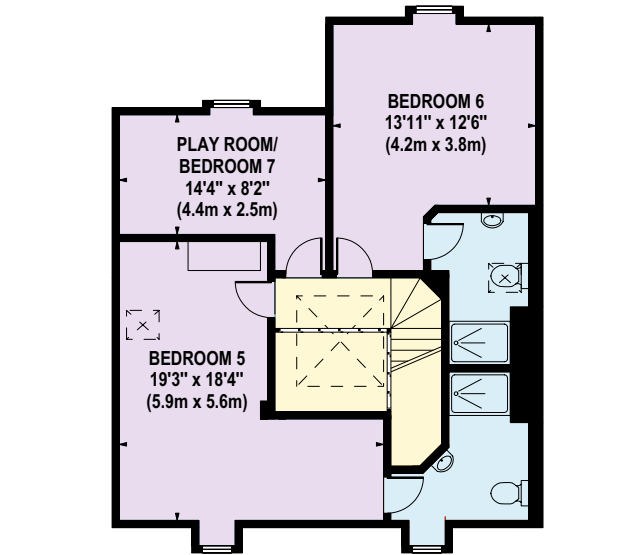
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



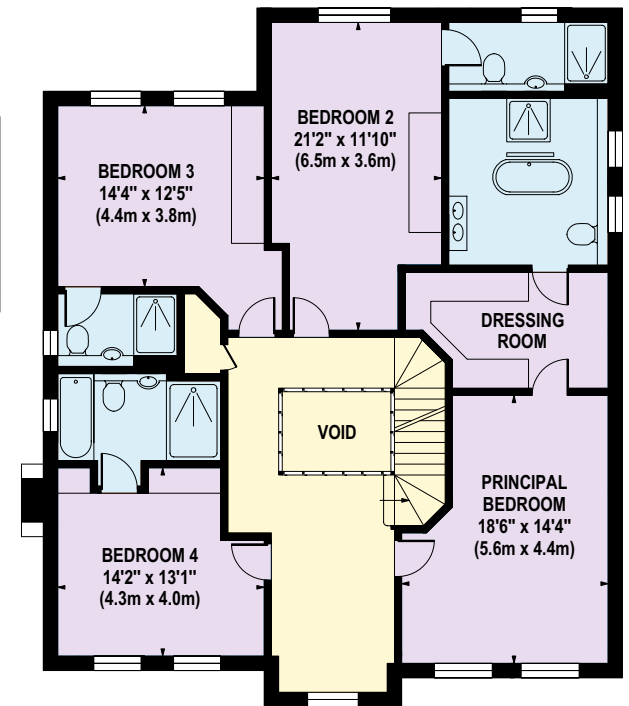
Lower Ground Floor



Ground Floor



Second Floor



First Floor



## Garden and grounds

Enhanced again by the current owner, the gardens have been carefully and beautifully landscaped by Kevin Murphy, an award-winning registered member of the Society of Garden Designers, and provide a stunning setting with electric gates leading to a parking forecourt with water features and illuminated steps up to the front door. There is a south-facing sun terrace with astounding views, accessed from the sitting area of the kitchen, and the rear garden comprises terraces, seating areas and carefully designed retaining walls and feature walls. The whole areas are also comprehensively planted with shrubs and trees.

## Services

We are advised by our clients that the property has mains water, electricity, drainage, gas central heating with underfloor heating throughout.

## Directions (Postcode: GUI 3TE)

From the lower end of the High Street bear first right into Quarry Street and first left into Castle Hill. Carry on up the hill and turn first right into South Hill which continues into Warwicks Bench. Turn first left, opposite Abbot Road, into Fort Road and continue up the hill, around the right and left hand bends and almost to the end, where Northdowns Heights, No 23A will be found as the fifth house from the end on the left.

## Viewings

Viewing is strictly by appointment through Knight Frank.

## Property information

**Tenure:** Freehold

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

**Council Tax:** Band H

**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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