

Drovers, White Lane, Guildford





Offering **spectacular views** on the edge of Guildford.

Knight Frank are pleased to offer this rare opportunity to purchase a stunning home in one of Guildford's best roads. Perfectly located just 1.8 miles from the high street offering all the convenience of town living, yet the idyllic feeling of being in the middle of the country.

Summary of accommodation

Ground Floor: Entrance hall | Three reception rooms | Kitchen/breakfast/dining room | Utility room | Cloakroom | Boot room

First Floor: Principal bedroom with en suite, balcony and dressing room/bedroom six | Four further bedrooms | Three bathrooms

Second Floor: Study

Garden and Grounds: Annexe/party barn | WC | Detached gym | Stunning landscaped terrace and beautiful gardens | Spectacular views
Ornamental pond | Heated swimming pool | Tennis court gated entrance and significant parking on driveway

In all approximately 1.12 acres

Distances

Guildford High Street 1.8 miles, Guildford main line train station 2.6 miles (from 34 minutes to London Waterloo), Guildford, London Road train station 1.8 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, Central London 32.6 miles (All distances and times are approximate)



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The property

Drovers is an immaculate family home dating back to the 1930s. The house has been beautifully refurbished by the current owners to a high standard throughout. The house makes the most of its stunning position with all the principal rooms facing south each enjoying the magnificent views of open countryside.

The accommodation extends to over 5,500 sq ft, and is arranged primarily over two floors with a useful study on the third floor. The principal reception rooms comprise a drawing room, sitting room and separate family room, all with French doors leading directly out to the expansive entertaining terrace and garden beyond.

The bespoke Mowlem kitchen complete with central island/breakfast bar and dining area is the hub of the house. Huge bi-fold doors enjoy the far-reaching views and open onto the large rear terrace, which is ideal for al fresco dining and entertaining. In addition, there is also a spacious study, utility room, separate WC and latterly a large boot room which provides separate access to the house.

The first floor has excellent bedroom accommodation, with a generous-sized principal bedroom, dressing room and en suite bathroom. There are four further bedrooms, all of a consistently good size, and are oriented to benefit from the southern views over the garden. There are three separate bathrooms to serve the four bedrooms on this floor. Both the principal bedroom and bedroom two have French doors which lead on to a private balcony. On the second floor is a second large study, ideal for working from home.

Situated on one of Guildford's best roads, Drovers is set back from the road and accessed through large iron gates. There is a large predominantly gravelled parking area to the front of the property.

The rear garden is a particularly fine feature of this impressive home with the stunning views across to St Martha's Hill and large entertaining terrace. The garden is mainly laid to lawn with mature hedging and trees. Within the garden is the heated swimming pool, Breeze House, tennis court and ornamental pond.

















Approximate Gross Internal Floor Area

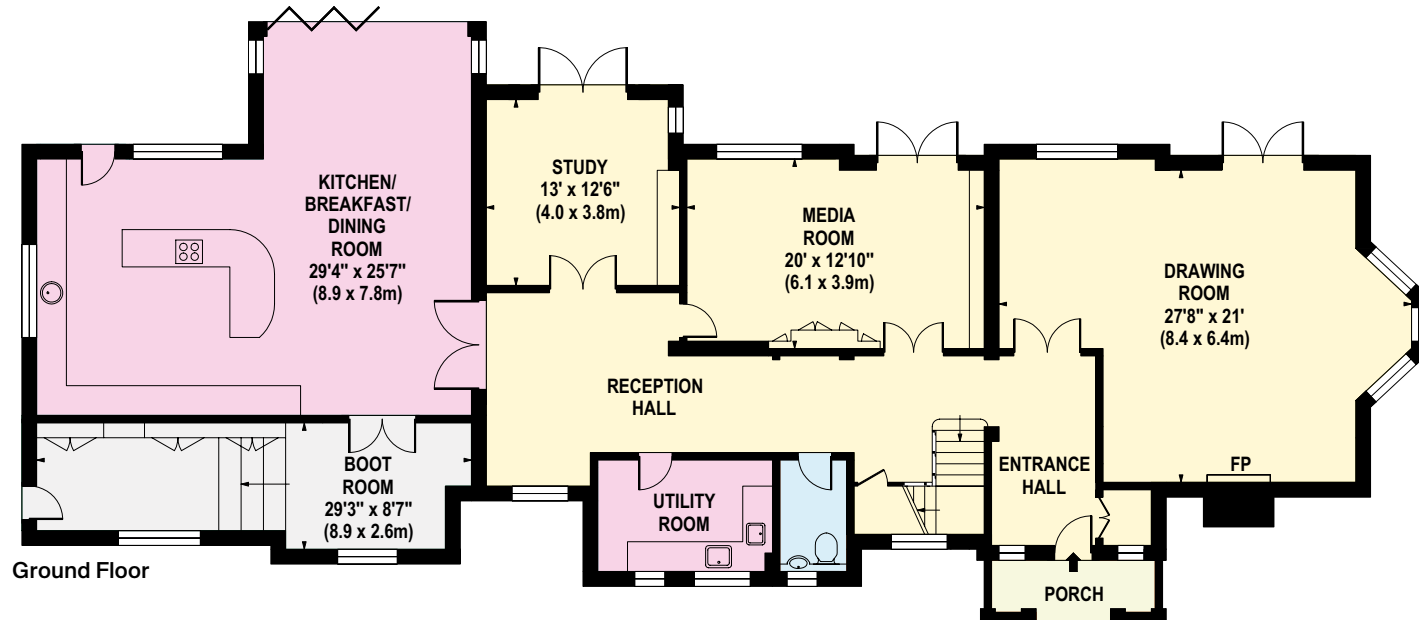
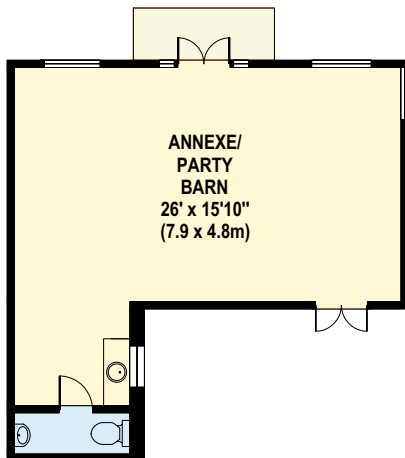
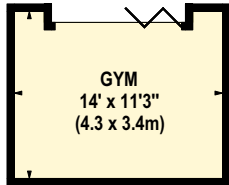
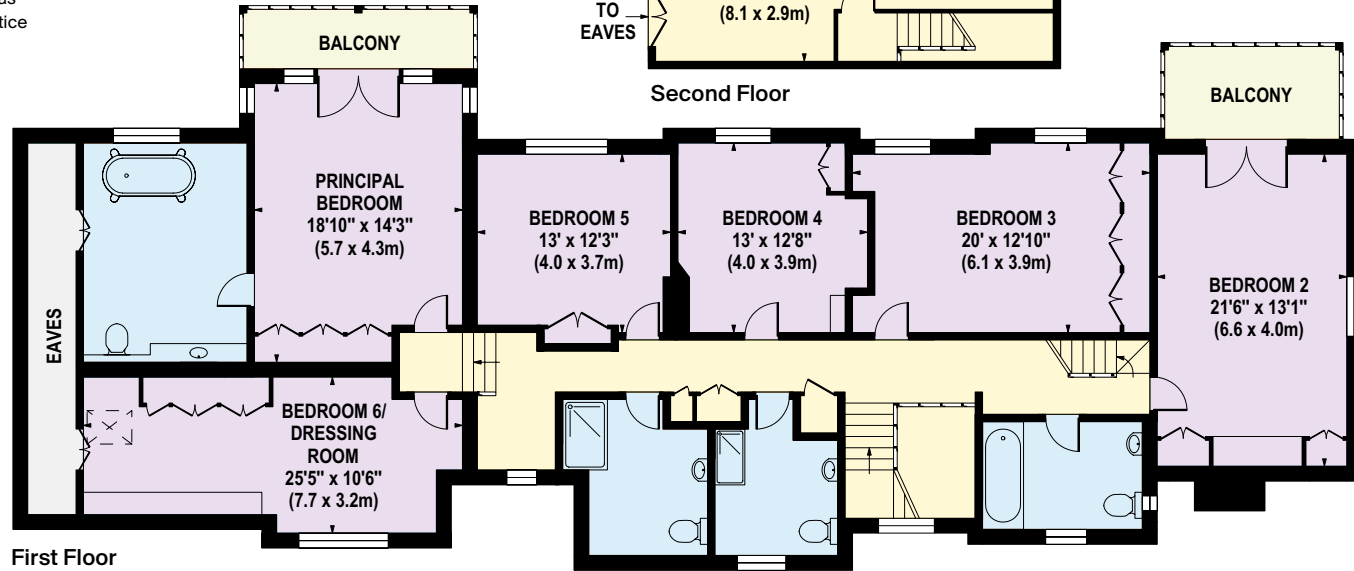
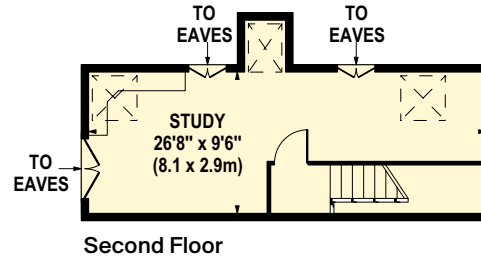
Main House: 4900 sq ft / 455 sq m

Annexe / Party Barn & Gym: 634 sq ft / 59 sq m

Total: 5534 sq ft / 514 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





Also in the garden is the modern gym studio and the impressive party barn with its own kitchenette and wc. In all the gardens extend to just over an acre.

The excellent location is an important factor to this fine residence being under two miles to Guildford's High Street yet literally on the doorstep of superb Surrey countryside including Newlands Corner, St Martha's Hill on the Hill, the Chantries Wood and both the Pewley & Merrow Downs with all the miles of wonderful walking, cycling and riding it affords.

Situation

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 and gas fired central heating. The house has private drainage.

EPC rating D.



Local authority

Guildford Borough Council - 01483 505050

Viewings

Strictly by appointment with agent.

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 Drovers on your right-hand side.



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 September 2022. Photographs dated Summer 2021, March 2022 & September 2022.

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