



16 Romans Close, Guildford GU1

In a **spectacular** position next to **superb** local schools

Knight Frank are pleased to offer this recently extended and remodelled and immaculately presented, contemporary family home benefiting from a large tranquil garden with ample parking backing onto the Merrow downs.

Summary of accommodation

Ground Floor Entrance hall | Kitchen/Breakfast/Dining room | Utility room | Cloakroom | Study | Living room

First Floor Principal bedroom with en-suite, walk-in-wardrobe and balcony | Guest bedroom with en suite and balcony | Two further bedrooms | Family bathroom

Second Floor Significant top floor | 5th Bedroom | Games room and Office space

Garden and Grounds Large garden offering a wonderful sense of peace and tranquillity due to its corner position on the edge of the downs | Detached double garage | Driveway parking | In all approximately 0.2 acres

Could lend itself to further extension subject to the necessary planning consents



Services

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

Local authority

Guildford Borough Council
01483 505050

Viewings

Only by appointment through
Knight Frank



The Property

Situated at the end of a secluded residential area, 16 Romans Close offers a modern and stylish approach to living which has recently been extended and refurbished by the current owners. Originally built in 2011 by Linden Homes and designed by award-winning architects John Thompson and Partners this spacious family home is set over three stories and incorporates an extended and re-purposed ground floor which includes a spectacular open plan kitchen/breakfast/dining room that creates the space for modern family living, alongside the new living room, utility and study.

The first floor comprises of four well-proportioned bedrooms including a principal bedroom with en-suite, walk in wardrobe and a private balcony with view over the Downs and a guest suite, which has its own shower room and French doors onto its own private balcony.

The second floor comprises a significant fifth bedroom/multi-functional space, which is currently utilised as a games room and additional office with views onto the downs.

The garden is a particularly fine feature of this substantial family home and wraps around the property 180 degrees. To the front of the property there is a detached double garage and further ample parking on the driveway.

Within the entrance to the estate there is a superb play area and park for families to enjoy.













Situation

- Guildford's Upper High Street: 1.1 miles
- Central London: 28.8 miles
- Guildford Mainline Station: 1.9 miles (from 34 minutes to London Waterloo)
- London Road Station, Guildford: 1.2 miles (from 47 minutes to London Waterloo)
- A3 (Guildford): 1.8 miles
- M25 (Junction10): 8.2 miles
- Heathrow Airport: 21.3 miles
- Gatwick Airport: 24.2 miles

Schools

- Tormead School
- Guildford High School
- George Abbott School
- Lanesborough Preparatory School
- Royal Grammar School
- St Peters Catholic School
- St Thomas of Canterbury Catholic School
- Guildford County School
- Pewley Down Infant School
- Boxgrove Primary School
- Holy Trinity Junior School
- St Catherine's, Bramley
- Charterhouse, Godalming
- Aldro, Shackleford
- King Edwards, Witley
- Reeds, Cobham
- St Johns, Leatherhead
- Cranmore, West Horsley

Amenities

- Yvonne Arnaud Theatre
- G Live
- Pit Farm Tennis Club
- Surrey Sports Park
- Spectrum Leisure Centre
- Merrow tennis Club
- Merrow Cricket Club
- Bramley Golf Club
- West Surrey Golf Club
- Guildford Golf Club
- Worplesdon Golf Course

(all times and distances are approximate).

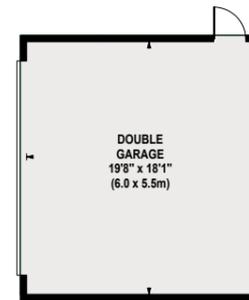
Floorplan

Approximate Gross Internal Floor Area
2,726 sq ft / 253 sq m (Main House)

Approximate Gross Internal Floor Area
356 sq ft / 33 sq m (Double garage)

Approximate Gross Internal Floor Area
3,082 sq ft / 286 sq m (Total)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.



Knight Frank Guildford

2-3 Eastgate Court, High Street

Guildford,

Surrey

GU1 3DE

knightfrank.co.uk

We would be delighted to tell you more

James Ackerley

01483 565171

james.ackerley@knightfrank.com

Morten Boardman

01483 565171

morten.boardman@knightfrank.com

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4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated February 2022. Photographs and videos dated February 2022.

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Directions (Postcode GU1 2ST)

From our office in Guildford proceed left along the High Street, past The Radisson Hotel and at the roundabout, take the second exit onto the Epsom Road (A246). Continue for approximately 0.9 miles and at the traffic lights turn right into the Boxgrove Gardens development which is also Uplands Road. Continue along Uplands Road and following the road round the green and taking the left turn into Romans Close. Drive to the end bearing left where No. 16 is the last house on at the end of the road.

