



Latitude House, Guildford, Surrey





A contemporary masterpiece perched on a south-facing slope just 0.6 miles from Guildford High Street.

Summary of accommodation

Currently six with the potential to create seven bedrooms | Six bathrooms | Architecturally designed | Outstanding views | Parking for several cars | Three roof terraces | Designer landscaped grounds

Ground Floor: Reception hall | Open-plan kitchen and dining room on to terrace and gardens | Drawing room with feature fireplace | Utility room | Bedrooms four and five with sliding doors on to terrace and gardens | Two shower rooms | Bedroom six/TV room

First Floor: Spectacular first floor family room with feature fireplace, incredible views and roof terrace | Principal bedroom with 'his and her' shower rooms, separate dressing area and private roof terrace | Guest suite with dressing area, en suite shower room and Juliet balcony | Double bedroom and Juliet balcony | Family bathroom | Study

Garden and Grounds: Stunning south-facing terraced gardens and views beyond | Extensive Indian slate terrace | Electric gates onto significant driveway | EV charging point | Two timber sheds | Irrigation system | KBO security system

In all approximately 0.3 acres

Distances

Guildford High Street 0.6 miles

Trains: Guildford mainline station 0.9 miles (London Waterloo from 36 mins)

Roads: A3 2.2 miles, M25 (Wisley Junction 10) 11.1 miles

Airports: London Heathrow 24.3 miles, London Gatwick 33.8 miles

(All distances and times are approximate)



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Situation

Latitude House sits half way up on one of Guildford's best roads, Chantry View Road conveniently situated on the south side of Guildford's bustling town centre. The property is ideally placed between town and some of the best of Surrey's countryside, with footpath access to the wooded walks of the Chantry Woods which lead to St Martha's Hill and Newlands Corner.

Guildford town, just a short distance away, provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower, which look across the valley towards the property. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.

Guildford is well-known for having excellent schooling in both the state and private sectors, including St Nicholas Infant School, Guildford County School, St Catherine's, The Royal Grammar School and Preparatory School, Tormead, Guildford High School, Charterhouse and Aldro.

The property

This impressive contemporary home complete with modern features with an extensive use of glass, which allows the laterally arranged accommodation to make advantage of the sunny southerly aspect and views across the Surrey countryside.

The house has a grand approach through electric security gates and a generous driveway from which steps lead to the front door. On entering, the reception hallway opens to the open-plan kitchen and dining room, fitted with stylish base and wall units and integrated appliances. The dining area has floor-to-ceiling sliding glass doors which open to a terrace beyond, extending the space outside which is perfect for dining and entertaining in the summer months. The study has an attractive double aspect picture window onto the rear garden.

The heart of the home is the central drawing room, with a feature floating wooden staircase and fireplace and with dual aspect full height glazing allowing natural light to fill the room, including sliding doors which open onto the terrace.

Beyond is a spectacular living room again with feature fireplace, two further bedrooms and two shower rooms, perfect for guest accommodation.









The first floor has flexible accommodation, with the stunning living room enjoying the spectacular views and its own roof terrace.

The principal bedroom suite has a walk-through dressing area and 'his and her' shower rooms along with access to a further private roof terrace. Both bedrooms two and three also have their own Juliet balconies from which to enjoy the stunning views.

Five of the bedrooms have fitted wardrobes including separate dressing areas to bedrooms one and two. The principal bedroom can be easily divided into two bedrooms to create a seventh bedroom with a simple partition wall, each would already have its own en suite.

The entire house, including the bathrooms has individually thermostatically controlled "Wunda" Eco underfloor heating.

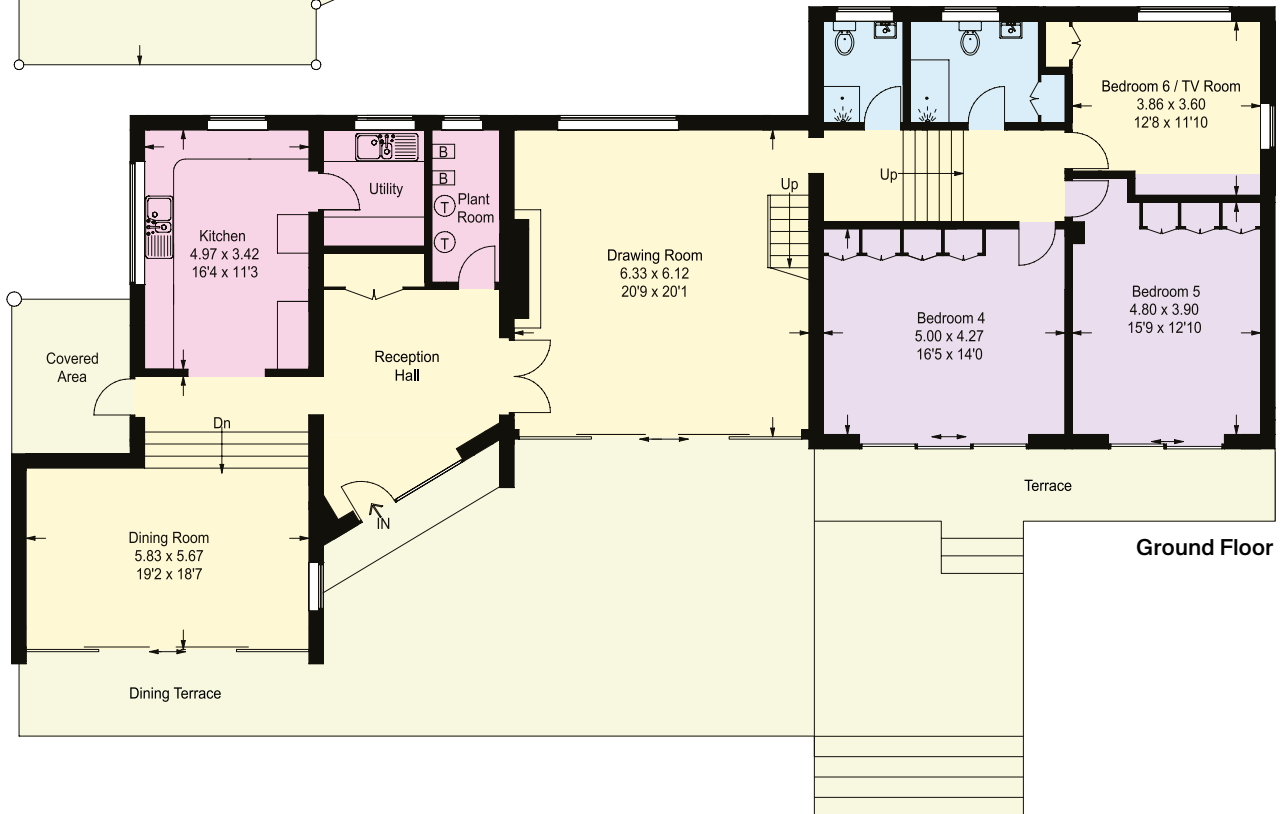


Approximate Gross Internal Floor Area
 Ground Floor = 195.9 sq m/2109 sq ft
 First Floor = 167.6 sq m/1804 sq ft
 Total = 363.5 sq m/3913 sq ft

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





Garden and grounds

The tiered garden takes full benefit of the sunny southerly aspect thanks to the position of the house to the rear of the plot. There are two tiers laid to lawn with pretty borders separating the area with a range of mature shrubbery intermixed with flowers. The significant Indian slate terrace runs the length of the property, and the expanse of glass doors perfectly extend the inside space out to the garden. Far-reaching views towards St Catherine's Hill and the Downs can be enjoyed from the terraces and balconies. There is also a KBO security system and garden irrigation.

Services

We are advised by our clients that the property has all mains services.

Directions (Postcode: GU1 3XW)

From Guildford town centre, follow the A281 Horsham Road away from the bottom of the high street, past the Yvonne Arnaud Theatre on your right, towards Shalford. After half a mile, turn left into Chantry View Road. Continue for a short distance and the driveway into Number 29, Latitude House can be found on the left-hand side.

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: C





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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