




Chapel View, Guildford, Surrey







An imposing family home in an elevated position with **spectacular south-facing views** sat within a generous plot of around half an acre to include a tennis court and secluded gardens.

Summary of accommodation

Ground Floor: Entrance hall | Two bedrooms, one with en suite bathroom and balcony | Study | Cloakroom | Boot room

Lower Ground Floor: Open plan kitchen/breakfast/dining room | Drawing room | Music room | Access to integral double garage and cellar

First Floor: Principal bedroom with separate WC and shower room | Bedrooms four and five | Family bathroom

Garden and Grounds: Extensive formal gardens including a large flat grassed area (originally used as a tennis court), woodland, kitchen garden, brick greenhouse, fruit cages and orchard

In all about 0.5 acres

Each of the principal rooms including all the bedrooms and study face south and enjoy spectacular views.

Distances

Guildford's High Street 0.6 miles, Guildford station 0.8 miles (from 37 minutes to London Waterloo), London Road Station

Guildford 1.5 miles (from 47 minutes to London Waterloo), A3 (northbound) 2.2 miles, A3 (southbound) 2 miles, M25 (Junction 10) 9.9 miles

Heathrow Airport 23.2 miles, Central London 34.6 miles, Gatwick Airport 35 miles

(All distances and times are approximate)



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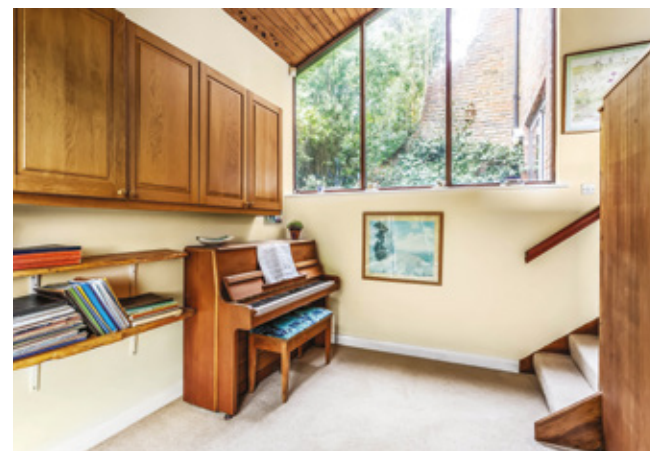
Situation

Chapel View occupies a private position on Upper Guildown Road, arguably one of Guildford's premier addresses on the edge of town offering a stunning elevated position with a unique blend of town and country. Although extremely convenient for the Town Centre the property enjoys a truly rural atmosphere with close access onto the North Downs and Loseley Park Estate providing miles of walking and riding countryside, with many footpaths and bridleways on your doorstep.

Guildford, Surrey's county town with lovely cobbled high street offers an extensive range of department stores, boutique shops and restaurants and the local market on North Street. Guildford boasts a rich cultural and leisure community including Surrey Sports Park and Spectrum leisure centres and the Yvonne Arnaud Theatre, G Live, Electric Theatre and the highly acclaimed Guildford Shakespeare Company.

Guildford Mainline Station offers a fast commuter service to London Waterloo in approximately 34 minutes, as well as a direct train route to Gatwick and coach route to Heathrow. The A3 is quickly reached with the M25 at Wisley (junction 10), which in turn gives fast access to Central London, and both airports.





There is an excellent choice of schools both state and private in the immediate area, including the Royal Grammar School and Lanesborough for Boys and Tormead and the High School for Girls. The very popular Guildford County School and St. Nicolas C of E Junior School are both within close proximity to the house. Slightly further afield there are St. Catherine's at Bramley, Cranleigh School and on the edge of Godalming, Charterhouse, Priorsfield and Godalming Sixth Form College.

Amenities

G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesden Golf Course.

The property

Chapel View occupies an elevated position on Upper Guildown Road, and offers spacious, well-appointed accommodation arranged over three floors, with the principal rooms positioned to enjoy the southerly aspect and far-reaching views.







The property opens on the ground floor to an entrance hallway, which leads to accommodation including two bedrooms, one with an en suite bathroom, a study and a useful boot room. The expansive open-plan kitchen/breakfast/dining room and drawing room are found on the lower ground floor and large floor-to-ceiling windows and sliding doors allow natural light to fill the space. The kitchen is fitted with a range of base and wall units and integrated appliances, and the dining area has sliding doors to a terrace, which perfectly extends the space outside for alfresco dining in the summer months.

Steps lead down to a further reception room, which is currently set up as a music room, but could also be used as a family room, playroom, or snug. The formal drawing room sits to the far side of the kitchen and features large sliding doors that open to the terrace with views over the garden and countryside beyond.

The additional bedroom accommodation is found on the first floor, with a principal bedroom enjoying an en suite shower room, and there are two further bedrooms and a family bathroom.



Approximate Gross Internal Floor Area

217.2 sq m / 2338 sq ft

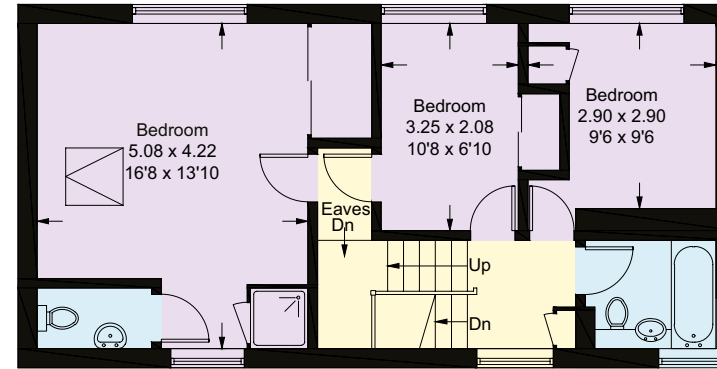
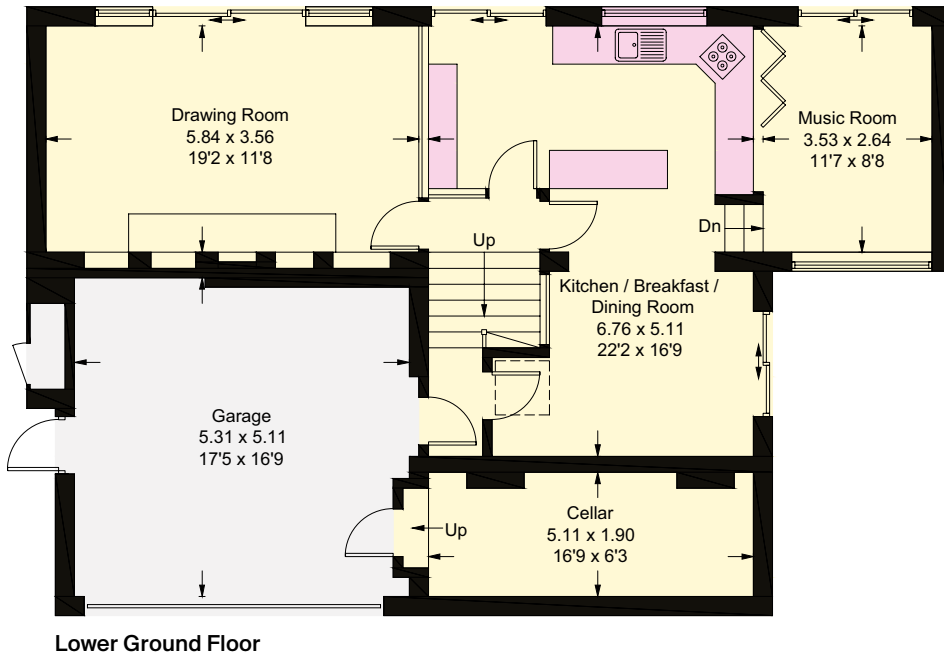
Store = 1.1 sq m / 12 sq ft

Total = 218.3 sq m / 2350 sq ft

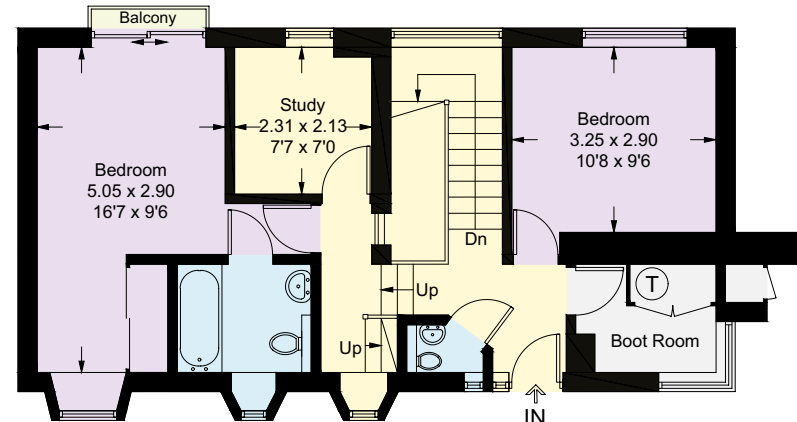
(Including Garage / Excluding Greenhouse)

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.

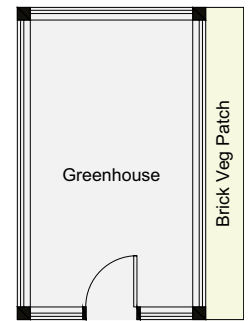
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

Garden and grounds

Extending to over half an acre, the gardens are a particularly fine feature of this impressive home, facing south and enjoying breath-taking views from the lawn which is a rarity in itself in the Guildown area. A stone patio spans the length of the house and provides a large sun terrace with various areas from which to enjoy this rare and special home and the spectacular rural views it offers. At the upper section there is a small pond and mature shrubbery, and flowerbeds border the main lawn, with a path that leads down to a tennis court. Beyond this is a impressive kitchen garden including a greenhouse and brick vegetable patch, which is an excellent addition to the garden and is neatly hidden from the house.

The house itself is approached down a gravel driveway with parking and access to the integrated garage which leads through the kitchen. A useful cellar/further store can also be accessed from the garage.













Services

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

Directions

Postcode: GU2 4EZ

What3words: ///leap.complains.allows

Viewings

Viewing is strictly by appointment through Knight Frank.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band G

EPC Rating: D



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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