

Pitt Rivers Close, Guildford, Surrey







An **immaculately kept**, contemporary family home just over one mile from Guildford's Upper High Street.

Summary of accommodation

Ground Floor: Entrance hall | Kitchen/breakfast room | Open-plan sitting room/dining room | Garden room | Study/bedroom and guest cloakroom

First Floor: Principal bedroom with dressing room, en suite shower room and balcony | Three further bedrooms (one with an en suite)
Family bathroom

Second Floor: Flexible accommodation as a bedroom or games room | En suite bathroom

Annexe: Separate annexe comprising a studio apartment with kitchenette and shower room

Garden and Outbuildings: Double garage | Studio with kitchenette and en suite bathroom | Two parking spaces with electric car charging point

Distances

Guildford's Upper High Street 1.1 miles, Central London 31.4 miles

London Road Station, Guildford 1.2 miles (from 47 minutes to London Waterloo), Guildford station 2.0 miles (from 37 minutes to London Waterloo)

A3 (Guildford) 1.6 miles, M25 (Junction 10) 8.2 miles

Heathrow Airport 21.3 miles, Gatwick Airport 23.6 miles

(All distances and times are approximate)



Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford
GU1 3DE
knightfrank.co.uk

Morten Boardman
01483 617930
morten.boardman@knightfrank.com

James Ackerley
01483 617920
james.ackerley@knightfrank.com

Situation

Pitt Rivers Close is a quiet no-through road with the beautiful expanse of the Surrey Downs only metres from the doorstep of Number 1. Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London.

Guildford 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.

Schools

Tormead, Guildford High School, George Abbott School, Royal Grammar School and Royal Grammar Preparatory School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford Country School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine's, Charterhouse, Aldro.

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

Situated in a secluded residential area, 1 Pitt Rivers Close offers a modern and stylish approach to living. Built in 2012 this spacious family home is set over three storeys and incorporates an open plan kitchen/breakfast room that creates the space for modern family living. A generously sized sitting and dining room sits to the rear of the house and opens to a garden room with floor-to-ceiling windows and a glazed roof creating a charming link between the house and the garden.







On the ground floor there is also a fifth bedroom which could be used as a study, perfect for those working from home.

The first floor comprises a principal bedroom suite with a dressing room and en suite bathroom and a balcony to the front of the property. The second bedroom also has an en suite and a balcony, and there are two further good-sized bedrooms and a family bathroom. The second floor comprises a spacious room which can be used as required as a guest bedroom, a games room or a study and has its own en suite and an attractive A-frame window.

A studio apartment sits over the double garage and has separate access, which makes this space perfect for additional accommodation for guests or an au-pair, with a kitchenette and en suite shower room with a Juliette balcony.

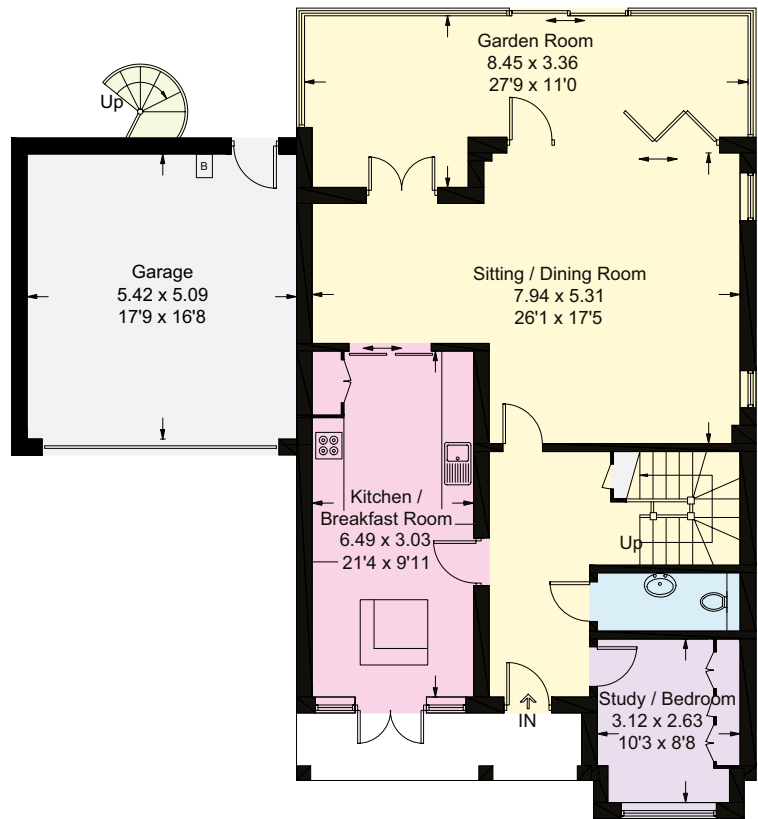




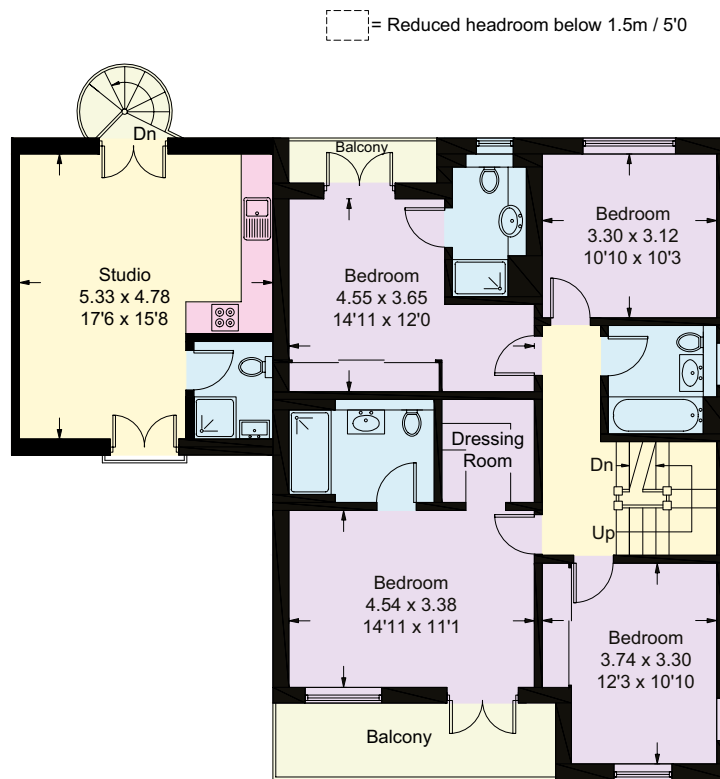
Approximate Gross Internal Floor Area
 281.6 sq m / 3031 sq ft (Including Studio)
 Garage = 27.7 sq m / 298 sq ft
 Total = 309.3 sq m / 3329 sq ft

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.

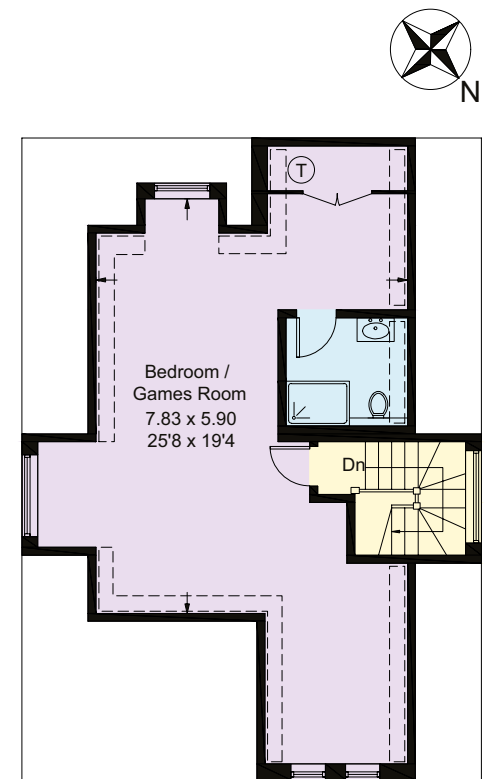
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor



Second Floor



Garden and grounds

The rear garden is a wonderful feature of the property being south-facing and low maintenance with doors leading directly outside from the conservatory. There is also a double garage which is electrical and further parking in front of the garage. Within the estate, there is direct access to the Merrow Downs.

Services

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

Directions

Postcode: GU1 2HY

What3words: ///swaps.chop.glory

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: 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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 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 November 2023. Photographs and videos dated October 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com





