



Chantry Quarry, Guildford, Surrey







A striking & contemporary home, within a gated setting, just half a mile from Guildford High Street.

Summary of accommodation

Ground Floor: Entrance hall | Gym/Cinema Room | Utility | Storage room | Bedroom three with en suite bathroom | Bedroom four
Main bathroom | Lift

First Floor: Living/dining room | Kitchen | Cloakroom | Large terrace | Lift | Access to rear garden

Second Floor: Principal bedroom with en suite | Bedroom two/dressing room | Separate shower room | Balcony | Lift

Third Floor: Sunroom | Roof garden | Lift

Gardens and Grounds: Side garden | Three terraces | Rear garden | Secure electric gated entrance | Private parking

Distances

Guildford's High Street 0.5 miles, Central London 30.8 miles, A3 (South) 1.9 miles, A3 (North) 1.9 miles, M25 (Junction 10) 9.8 miles,
Guildford's main line station (0.9 miles) provides a fast and frequent commuter service to Waterloo in 34 minutes

Airports: Heathrow 22.7 miles, Gatwick 34.7 miles

(All distances and times are approximate)



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The location

Chantry Quarry is a sophisticated secure gated setting nestled at the foot of a prestigious residential area, providing the best of both worlds - surrounded by the beautiful Surrey Hills and close to the banks of the picturesque River Wey, yet within walking distance to Guildford's historic cobbled High Street, providing extensive shopping, restaurants, bars and theatres.

Natural surroundings, historic landmarks and cultural heritage ensure this bustling centre maintains its relaxed and rural charm.

Schools

The area is well-known for having excellent schooling - both state and private.

Holy Trinity Junior, Guildford

Pewley Down Infant, Guildford

St Nicholas CofE Infant, Guildford

St Catherine's (Girls), Bramley

Royal Grammar (Boys), Guildford

Guildford High (Girls), Guildford

Charterhouse, Godalming

St Hilary's, Godalming

Cranleigh School (Mixed), Cranleigh





Amenities

Arts: G Live, Yvonne Arnaud Theatre, Electric Theatre,

Sport: Spectrum Leisure Centre, Surrey Sports Park

Golf: West Surrey, Guildford, Bramley, Hurtmore

Tennis: Pit Farm, Merrow, Birtley

Rowing: Guildford Rowing Club

The property

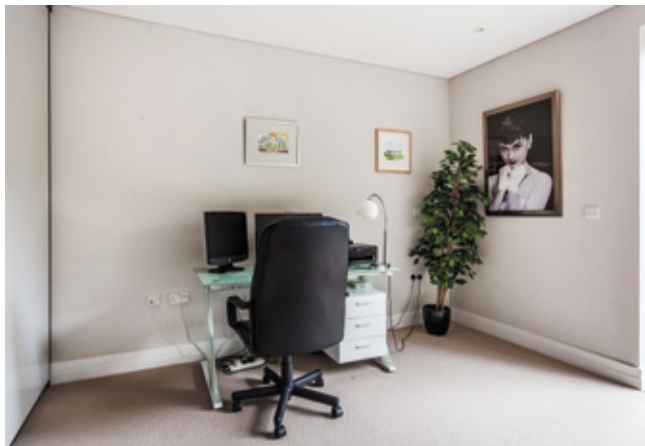
14 Chantry Quarry is a highly sophisticated four-bedroom contemporary family home, featuring full height windows with bi-folding doors opening out on a stunning terraced area.

The kitchen benefits from a bespoke contemporary design – both energy efficient and finished to a high specification with integrated appliances.

Laid out over four floors, the interior accommodation provides light and spacious rooms, notably the kitchen/living/dining space leading out on to the terrace. The main bedroom is of a generous size with access to a further terrace. The adaptable accommodation, which benefits from a lift, offers tremendous flexibility for family needs. A superb secluded roof terrace on the fourth floor also provides a sheltered area with a log burner for all year round enjoyment.







Specification

Individually designed kitchens

- Bespoke fitted kitchen by Commodore Kitchens with stone composite worktop, glass up stand and glass/veneer finishes.
- A range of integrated Siemens and Smeg appliances including an oven, combination microwave oven, induction hob and extractor hood, along with a fully integrated fridge/freezer, dishwasher and washing machine and tumble dryer in the utility room/area.
- Stainless steel sink and mixer tap.

Bathrooms, en suites and cloakrooms

- Ceramic tiling.
- Elegant white sanitary ware complemented by chrome fittings.
- Fitted vanity units and stylish mirror fronted cabinets to bathrooms and en suite.
- Heated towel rails.
- Ceramic tiled floors with under tile warming.

Flooring and internal finish

- Porcelain tiled floors to bathrooms and utility room.
- Engineered wood veneer floors to all living spaces.

Heating and ventilation

- Under floor heating throughout.
- Gas fired central heating system with back up solar heating to water.
- Gas fire in living room
- Log burning stove in sun room
- Mechanical ventilation system to leisure, utility and ground floor bathrooms.

Lighting, TV and telephone

- Recessed down-lighters.
- Multi-data pre-wiring to principal rooms including audio/visual distribution, TV/FM, telephone lines and data streaming.
- Polished chrome sockets and switches in principal living area.
- Wiring for full surround TV system and audio system to games/leisure room.





Security and safety

- ADT fitted alarm system.
- High security vertical panel front door.
- Secure by design level 2.
- Audio entry system to main entrance gate.

Warranty

- Premier Guarantee is one of the country's leading new home warranty providers. A 10-year warranty is in place until 20th August 2024.

Environmental

- Rain water harvesting system for irrigation and waste water (currently disconnected).
- Properties are built to BREEAM code for sustainable homes level 3.



Outside

Set within a small private gated community, with the quarry wall providing a stunning backdrop, the property also has a small rear garden in addition to three stunning terraces.

Services

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



Approximate Gross Internal Floor Area

326.5 sq m / 3514 sq ft

Shed = 1.4 sq m / 15 sq ft

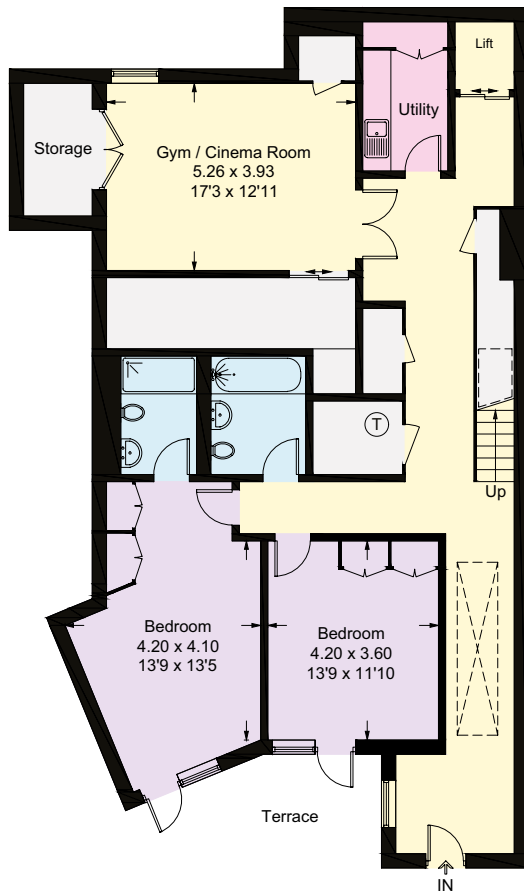
Total = 327.9 sq m / 3529 sq ft

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.

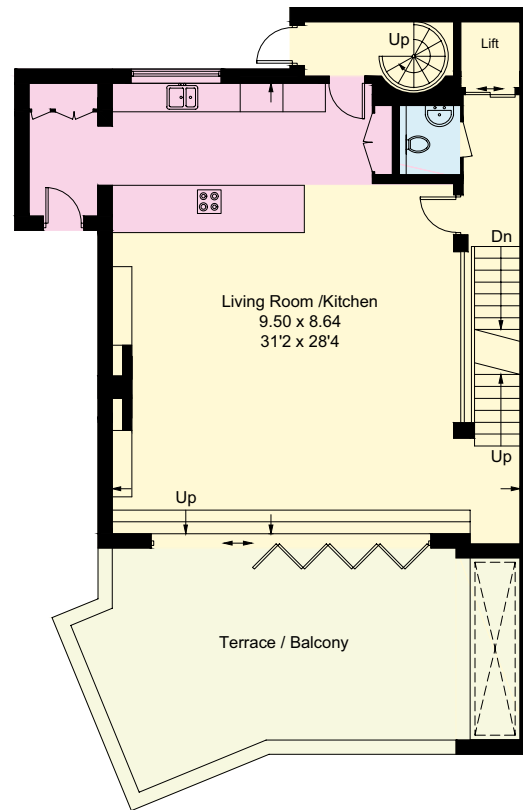
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

= Reduced headroom below 1.5m / 5'0

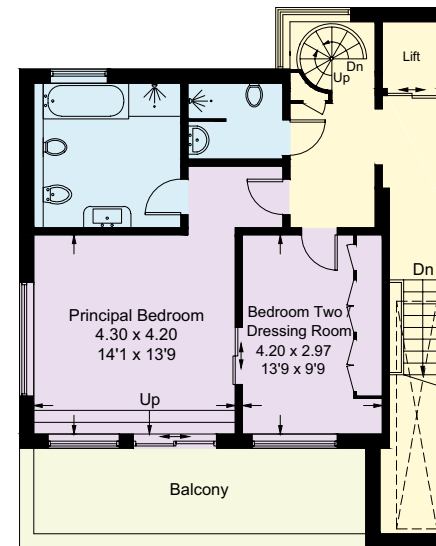
Shed
(Not Shown In Actual Location / Orientation)



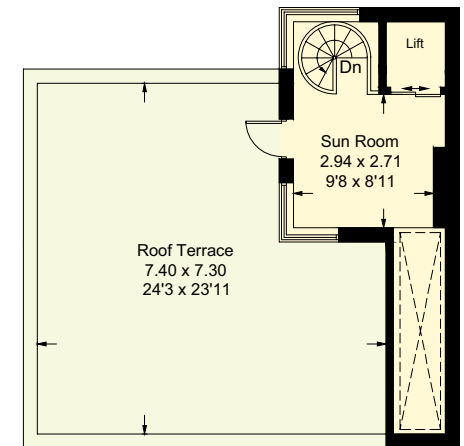
Ground Floor



First Floor



Second Floor



Third Floor





Viewing

Viewing is strictly by appointment through Knight Frank.

Directions (GUI 3AF)

From Guildford take the A281 Millbrook towards Shalford. Continue through two sets of lights and turn left onto Chantry View Road, just after the Weyside Public House. Chantry Quarry can be found almost immediately on the left-hand side.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band H

EPC Rating: B





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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