



53A Chantry View Road, Guildford, Surrey





An excellent plot on a **coveted residential road** perfectly placed between Guildford's historic town centre and the Chantries.

Summary of proposed accommodation as per the planning

Ground Floor: Entrance hall | Kitchen, breakfast and dining room | Family room | Drawing room | Study | Utility room | Guest cloakroom

First Floor: Principal bedroom with dressing room and en suite bathroom | Four additional bedrooms, three with en suite bathrooms
Family bathroom

Second Floor: Two further bedrooms, both with en suite bathrooms | Snug

Lower Ground Floor: Gym/games room | Cinema | Cloakroom and separate shower room

Garden and Grounds

In all about 0.6 acres

Distances

Guildford's High Street 0.9 miles, London Road Station, Guildford 1.2 miles (from 47 minutes to London Waterloo), Guildford station 1.1 miles (from 37 minutes to London Waterloo), A3 (Guildford southbound) 2 miles, A3 (Guildford northbound) 2.2 miles, M25 (Junction 10) 9.8 miles
Heathrow Airport 25.1 miles, Gatwick Airport 24.9 miles, Central London 32.6 miles
(All distances and times are approximate)



Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford
GU13DE
knightfrank.co.uk

James Ackerley
01483 617920
james.ackerley@knightfrank.com

Morten Boardman
01483 617930
morten.boardman@knightfrank.com

Situation

Positioned on one of Guildford's best roads, Chantry View Road is 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. 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

Royal Grammar School and Royal Grammar Preparatory School, Tormead, Guildford High School, George Abbott 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, Worplesdon Golf Course.

53A Chantry View Road

Planning has been approved in perpetuity for a superb, new home offering generous proportions extending to over 5,200 square feet on one of Guildford's most prestigious residential roads. The proposed accommodation includes a reception hall, from which the principal reception rooms are found, including a formal drawing room, family room, study and an excellent open-plan kitchen, breakfast and dining room with adjoining utility room. The lower ground floor has a gym/games room and a cinema room with a guest cloak room and a separate shower.



The first and second floors house the bedroom accommodation. The principal bedroom suite occupies the entire left-side of the first floor with a roof terrace that overlooks the rear garden, a sizeable dressing room and five-piece en suite bathroom. The six additional bedrooms are all of good size, five of which have en suite shower rooms, and a family bathroom services the sixth bedroom. A snug is found on the second floor, and provides an additional, flexible living space for the family to use as a playroom, study or TV area.

Garden and grounds

The house will be set back from the road with a driveway and a double garage. The plot is a generous size of 0.6 acres with a swimming pool already in situ at the top of the plot.

Services

We are advised by our clients that the property will have all mains services connected.



Approximate Gross Internal Floor Area

Main House 5276 sq. ft / 490.18 sq. m

Garage 317 sq. ft / 29.41 sq. m

Total 5593 sq. ft / 519.59 sq. m

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



Proposed Elevations



Directions

Postcode: GU1 3XT

What3words: ///useful.cases.year

Viewings

Viewing is strictly by appointment through Knight Frank.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band To be confirmed

EPC Rating: To be confirmed



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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Particulars dated September 2024. Photographs and videos dated September 2024.

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