

Monterey, Guildown Avenue, Guildford, Surrey

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A very special contemporary home set in **one of Guildford's best roads** with breathtaking views.

## Summary of accommodation

**Ground Floor:** Reception hall | Kitchen/breakfast room through to dining room and balcony | Drawing room with log burner and access on to terrace which enjoys magnificent panoramic views | Principal bedroom with en suite | Guest cloakroom

**Lower Ground Floor:** Three bedrooms each with direct access onto the garden | Family bathroom | Snug | Utility room | Generous storage

**Garden and Grounds:** Two detached studios offering an array of versatile uses | Manicured landscaped gardens and grounds | Integral double garage | Gated driveway | Sheds and summerhouse

In all about 0.27 acres

## Distances

Guildford's High Street 0.8 miles, Guildford station 0.9 miles (from 37 minutes to London Waterloo), London Road Station

Guildford 1.5 miles (from 47 minutes to London Waterloo), A3 (Northbound) 2.5 miles, A3 (Southbound) 2.7 miles

M25 (Junction 10) 10.1 miles, Heathrow Airport 23.5 miles, Central London 33.4 miles, Gatwick Airport 35.2 miles

(All distances and times are approximate)



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## Situation

Monterey occupies a private position on Guildown Avenue, 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 on to the North Downs and Loseley Park Estate providing miles of walking and riding countryside, with many footpaths and bridleways on your doorstep.

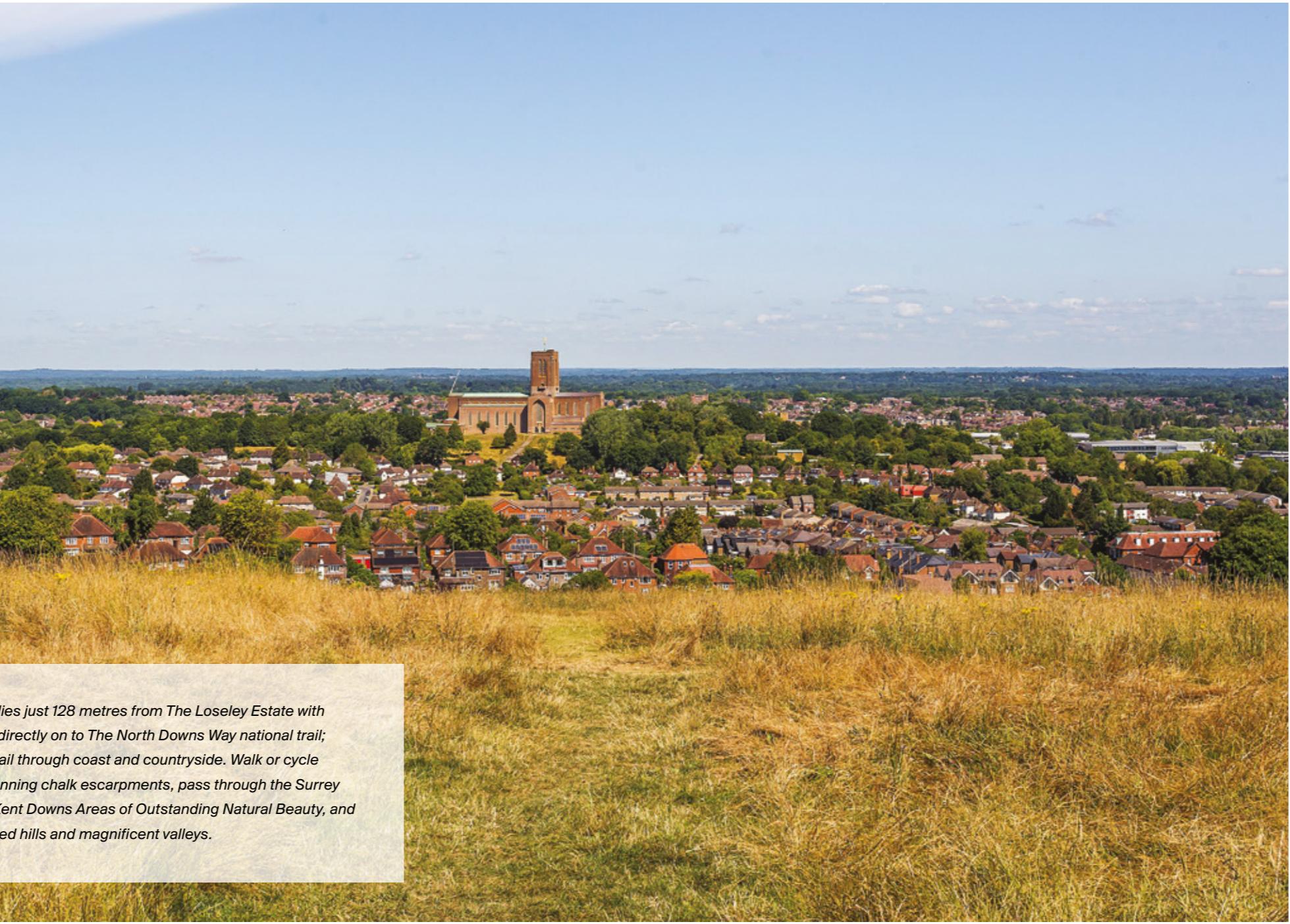
Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower. The town hosts both a bustling Friday and 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, Worplesdon Golf Course.



*Monterey lies just 128 metres from The Loseley Estate with footpaths directly on to The North Downs Way national trail; 153 mile trail through coast and countryside. Walk or cycle across stunning chalk escarpments, pass through the Surrey Hills and Kent Downs Areas of Outstanding Natural Beauty, and over wooded hills and magnificent valleys.*



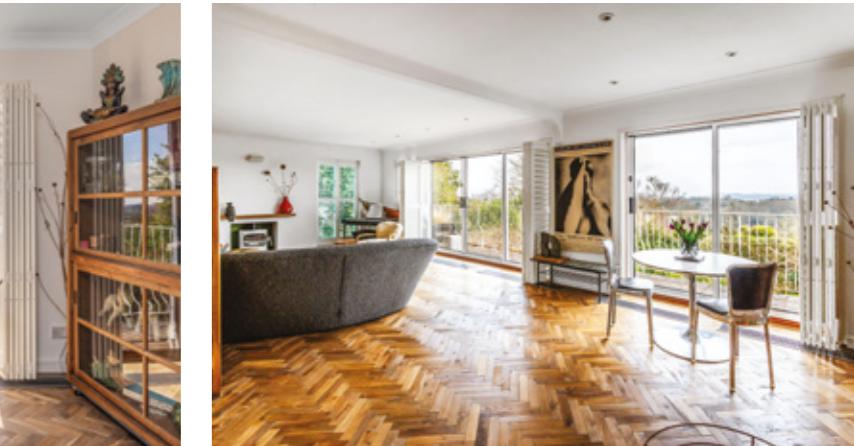


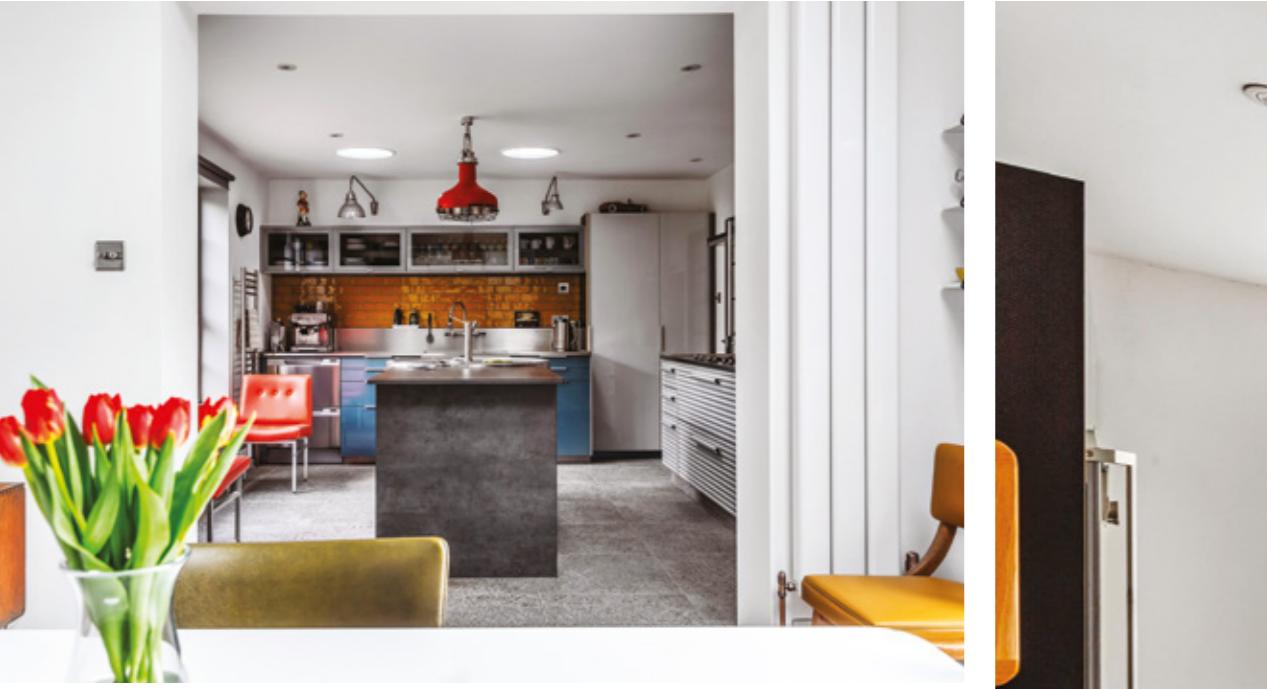
## The property

Monterey is a deceptively spacious home set into the slope of Guildown Avenue to provide excellent accommodation with the principal reception rooms enjoying a southerly aspect allowing natural light to fill the house.

An impressive double front door opens to the reception hall with beautiful tiled floor, then oak parquet flooring runs throughout the hallway and living room. The open-plan kitchen and breakfast room is set to the front of the house and seamlessly connects to the dining room, which has access to a balcony. A spiral staircase leads out to the front garden which has a seating area amongst the mature raised beds. The kitchen features beautiful modern units with stainless steel worktops with a range of integrated appliances and there is a central island with a useful preparation sink. The dining room has a gas fired log burner and a balcony overlooks the garden.

The drawing room sits to the rear of the house and is a spectacular space with full-height sliding doors which open to the balcony that spans the width of the house and offers spectacular views out to the garden and Surrey Hills beyond. The principal bedroom enjoys access to the same balcony and features built-in wardrobes and an en suite bathroom.







The further bedroom accommodation is on the lower ground floor, the fourth of which is currently used as a music room. A family bathroom services the three bedrooms and there is a utility room on this floor also with side access to the garden. A snug completes the accommodation on this floor and sliding doors open to a loggia, providing an excellent covered seating area in the garden.

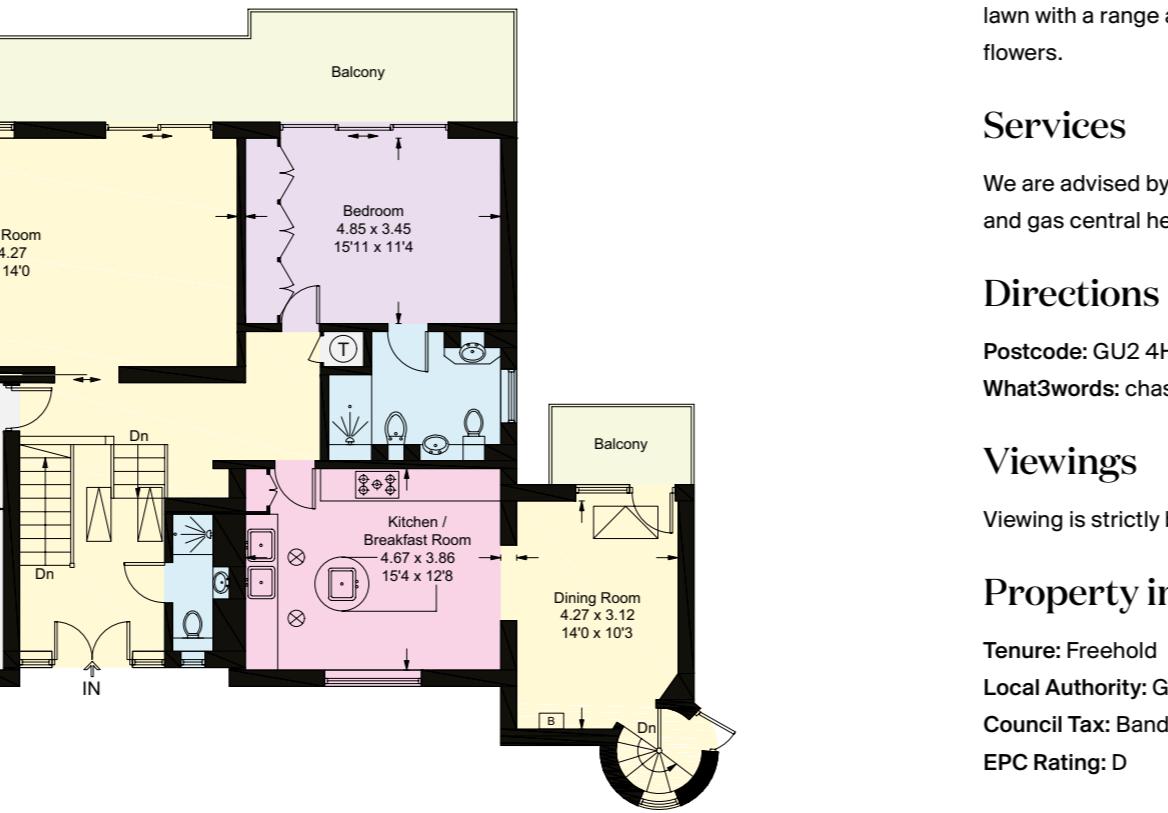
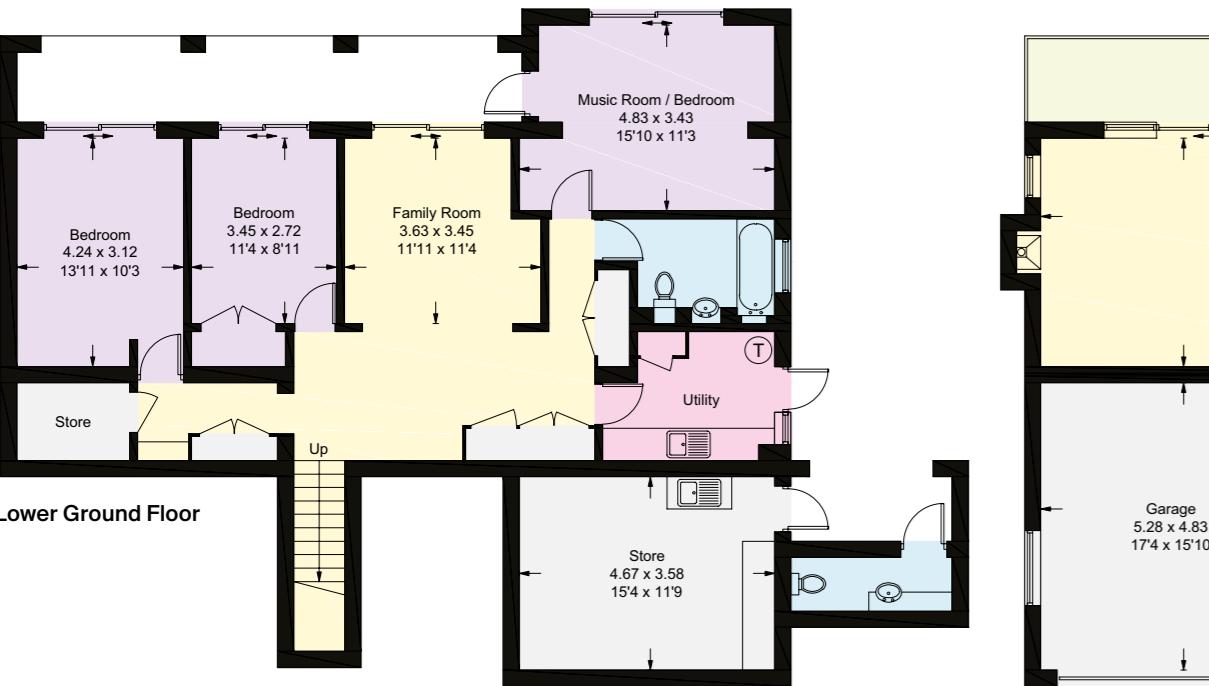
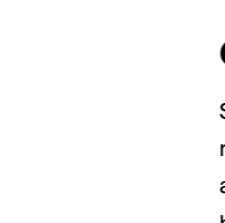
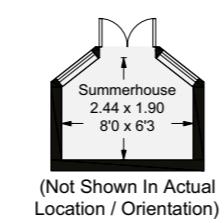
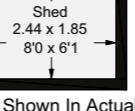
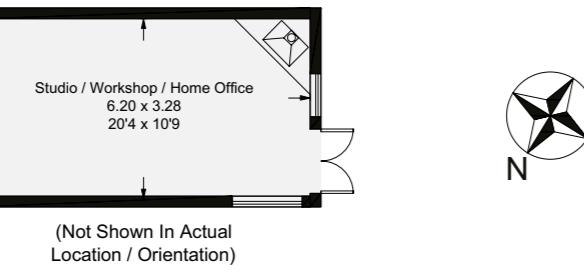
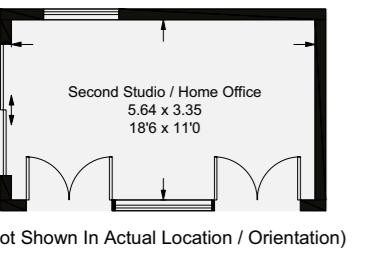
### Approximate Gross Internal Floor Area

271.2 sq m / 2919 sq ft

Studios and Outbuildings = 51.8 sq m / 557 sq ft

Total = 323.0 sq m / 3476 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.



### Outbuildings

The property benefits from detached studios in the grounds one of which sits adjacent to the house with access from both the driveway and the rear garden; the second sits on a lower level within the garden and seamlessly blends into its surrounds with its wooden cladding. A workshop/store room is on the lower ground floor which has a sink and there is a separate cloakroom.

### Garden and grounds

Set behind mature hedging and with a gated entrance, Monterey is set back from the road and has a private approach with a cobbled driveway with parking for several cars, and an integral garage. The garden offers exceptional views to the rolling Surrey Hills beyond and can be enjoyed from the full width balcony, and the garden.

The terrace is the perfect space for outdoor dining and entertaining, and a second terrace sits next to the feature pond, which is a real suntrap. The garden is mainly laid to lawn with a range a raised bordered flower beds with a variety of mature shrubbery and flowers.

### Services

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

### Directions

Postcode: GU2 4HA

What3words: chase.dips.moving

### Viewings

Viewing is strictly by appointment through Knight Frank.

### Property information

Tenure: Freehold

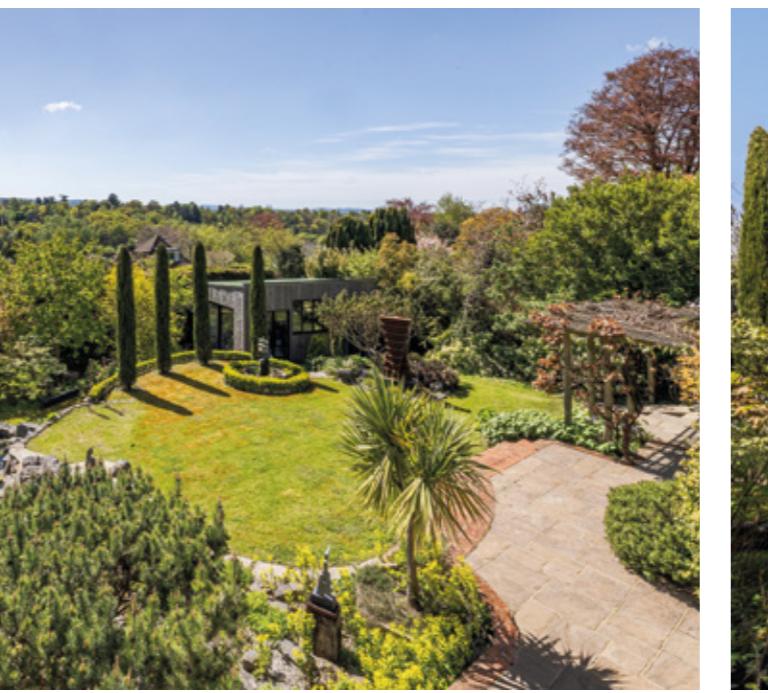
Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band H

EPC Rating: D



There are two detached studios in the grounds of the house that lend themselves to a multitude of uses.



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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