

Cedars, Guildford, Surrey







An outstanding family home with the most superb gardens.

Summary of accommodation

Main House

Ground Floor: Entrance hallway

Open-plan sitting room and dining room

Kitchen and breakfast room with adjoining sun room

First Floor: Principal bedroom with en suite shower room, dressing room and laundry room | Three further bedrooms

Family bathroom

Garden and Grounds

Single garage | Off-street, driveway parking for several cars

Front garden | Raised rear terrace | Expansive mature rear garden with wild meadow | Greenhouse | Shed

In all about 0.38 acres



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Situation

Cedars occupies a private position on Guildown Road, 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.

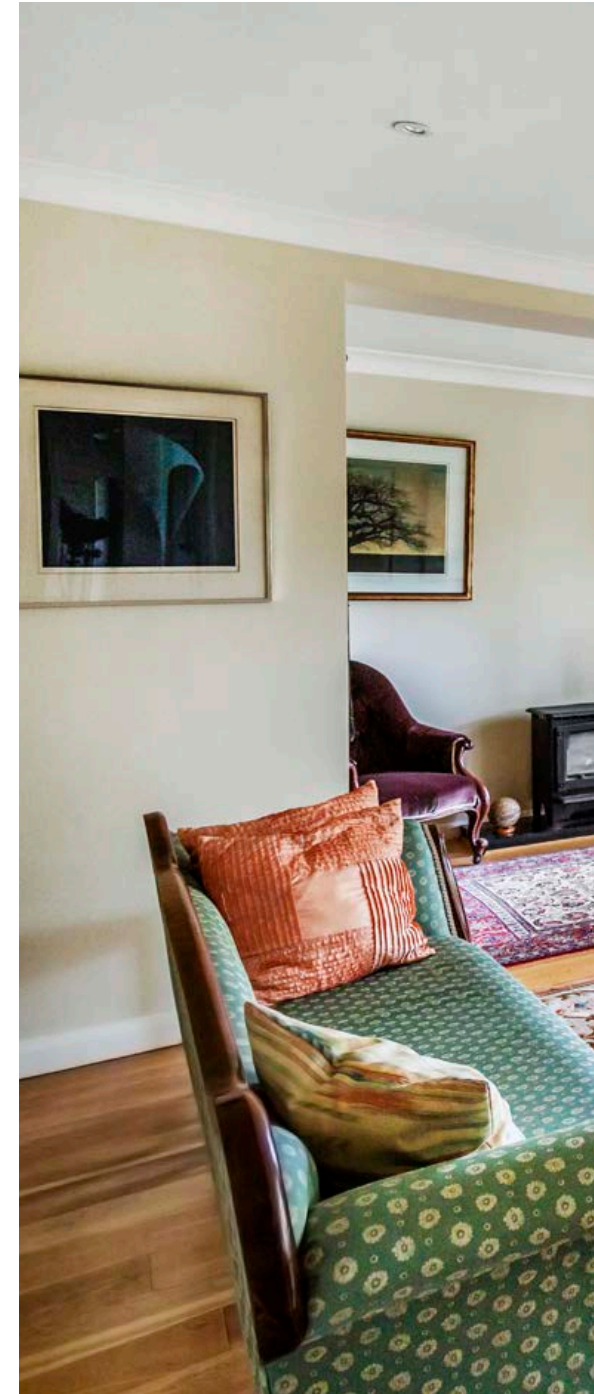
Amenities: G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesden Golf Course.

Distances: Guildford's High Street 0.5 miles, Central London 32.7 miles, Guildford station 0.7 miles (from 37 minutes to London Waterloo), London Road Station, Guildford 1.4 miles (from 47 minutes to London Waterloo).

Road: A3 (Guildford southbound) 1.6 miles, A3 (Guildford northbound) 1.8 miles, M25 (Junction 10) 9.4 miles.

Airports: Heathrow Airport 22.6 miles, Gatwick Airport 34.1 miles.

(Distances and times approximate)





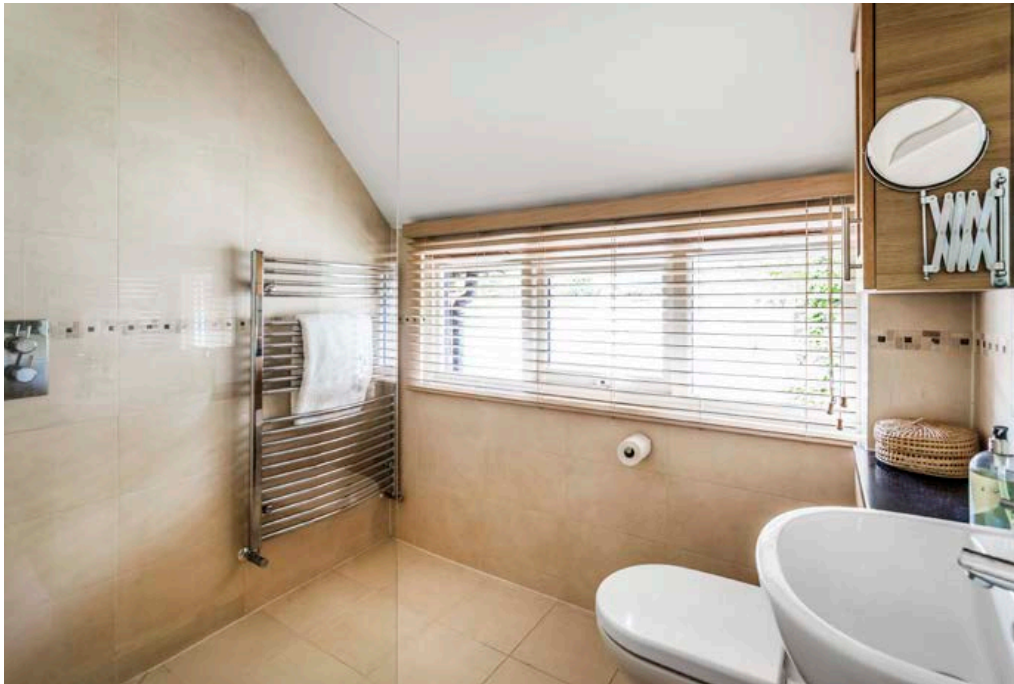
Cedars

Cedars is a deceptively spacious family home decorated in fresh neutral tones and beautiful wooden flooring and offers excellent proportions throughout with all principal rooms enjoy a southerly aspect with views over the superb gardens.

The ground floor opens into the entrance hallway, which leads through to the exceptional open-plan reception space. The room is sectioned into designated areas; the sitting room has large windows and double doors which lead to the terrace beyond to extend the space out to the garden. The dining room connects to the kitchen and breakfast room, making a sociable space, and there is a sunroom beyond which allows for natural light to flood the room and connects the house to the stunning gardens. The kitchen is fitted with shaker-style cabinets and integrated appliances including a wine fridge and an Aga, and there is a breakfast bar, perfect for casual everyday dining. A guest cloakroom completes the accommodation on the ground floor.









The bedroom accommodation is found on the first floor, to include two generous double bedrooms, and a further single bedroom which could be used as a study and there is a family bathroom. The principal bedroom occupies the right-hand side of the house with a spacious dressing room that leads through to a useful first floor laundry room. The en suite shower room is found from the laundry room and has a generous walk-in rainfall shower.





Garden and Grounds

The house enjoys a private frontage as it is at a lower level from the road and behind a high brick wall with mature planting to add to the privacy. A paved driveway offers parking for several cars and steps lead to the secluded front garden with a rockery garden. Gates lead through the space between the main house and the single garage to the rear garden and a greenhouse sits directly behind the garage.

A real highlight of the house is the marvellous rear garden. A raised terrace is accessed from the sitting room and

sunroom on the ground floor to extend the entertaining space outside in the summer months, and the wrought-iron railings are covered by a beautiful wisteria climber. Beyond, the gardens are truly stunning with a top lawned area with planted borders full of colourful seasonal flowers. A period wall runs the length of one side of the garden, and a path leads down to the wild meadow area on a lower level.



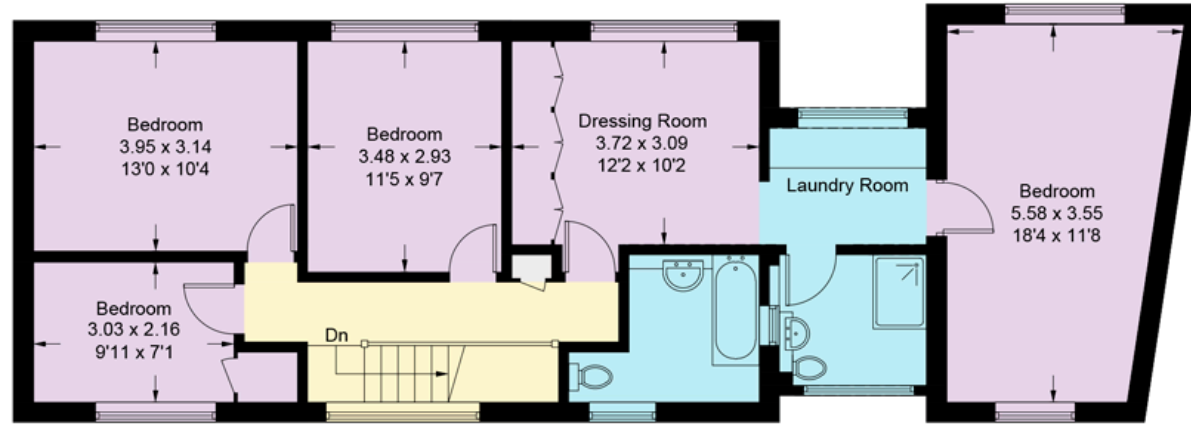


Approximate Gross Internal Floor Area

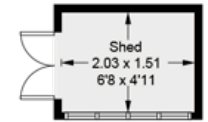
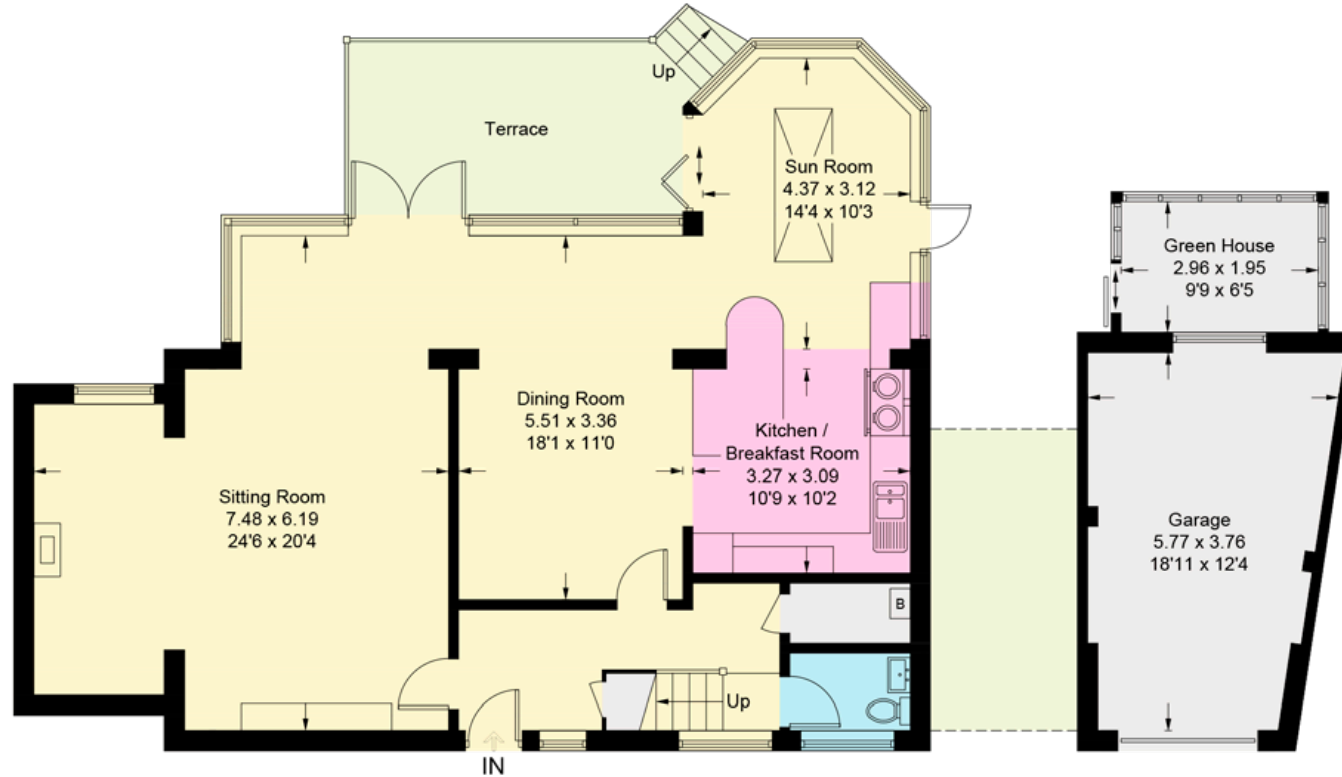
Main House: 183.6 sq m / 1,976 sq ft

Garage/Green House/Shed: 28.6 sq m / 308 sq ft

Total: 212.2 sq m / 2,284 sq ft



First Floor



(Not Shown In Actual Location / Orientation)

Ground Floor



Property Information

Tenure: Freehold.

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

Local Authority & Council Tax Band: Guildford Borough Council. 01483 505050. Band C.

Energy Performance Certificate Rating: Band G

Postcode: GU2 4EW

What3words: flute.chase.lame

Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.



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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