



Robin Hill, 11 Guildown Avenue, Guildford, Surrey





A harmonious blend of versatile living, modern luxury, and **brehtaking views.**

Summary of accommodation

Ground Floor: Covered porch | Entrance hall | Kitchen/breakfast room | Dining room | Formal drawing room | Orangery | Cloakroom | Utility room | Integral double garage

First Floor: Principal bedroom with en suite | Three further bedrooms | Main family Bathroom

Garden and Grounds: Spectacular southerly views | Beautiful and incredibly private front and rear landscaped gardens. Raised rear terrace running the length of the property and perfect for entertaining | Gated side access | Large block paved driveway

Possible potential to extend over garage should the relevant planning permissions be acquired.

In all about 0.23 acres

Distances

Guildford's Lower High Street 0.6 miles, London Road Station, Guildford 1.4 miles (from 47 minutes to London Waterloo)

Guildford station 0.7 miles (from 37 minutes to London Waterloo), A3 (Guildford northbound) 2.4 miles, A3 (Guildford southbound) 2.4 miles

M25 (Junction 10) 10.1 miles, Heathrow Airport 25.3 miles, Gatwick Airport 26.8 miles, Central London 34 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

Situation

Voted as one of the best places to live in the South East, as written by the Sundays Times guide is the prestigious Guilddown Avenue. Robin Hill, offers a highly sought-after location that perfectly balances tranquility and convenience. Nestled on a peaceful no through road, it enjoys stunning south-facing views across Artington, Godalming and the Surrey Hills beyond, all while being just over half a miles from Guildford's bustling High Street. This prime position ensures easy access to the town's wide array of shops, restaurants, and cultural attractions, alongside excellent transport links and nearby green spaces, including The Mount with its connection to the North Downs Way.

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

Royal Grammar School and Royal Grammar Preparatory School, Guildford High School, Tormead, 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, Mellow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Course.





The property

The house welcomes you into a spacious hallway, beautifully finished with wood parquet flooring, setting a warm and elegant tone. To the right, the drawing room offers an inviting yet formal space perfect for entertaining and includes a gas fire that adds a cosy charm. This room flows seamlessly into a orangery, designed to showcase the panoramic views across the rolling Surrey Hills. Flooded with natural light, this impressive space is further enhanced by underfloor heating and electric Venetian blinds, creating a comfortable and stylish retreat year-round.

The refurbished kitchen boasts underfloor heating, premium Miele appliances, and a sleek extractor unit, with a convenient pass-through to the dining room. The dining room itself is a standout feature, offering breathtaking views and an abundance of natural light, making it an exceptional space for meals and gatherings. The property features a spacious two-car garage equipped with modern conveniences, including an electric car charging point and a battery storage system for the solar panels installed on the roof. This setup not only supports sustainable living but also offers practical and energy-efficient solutions for the future.

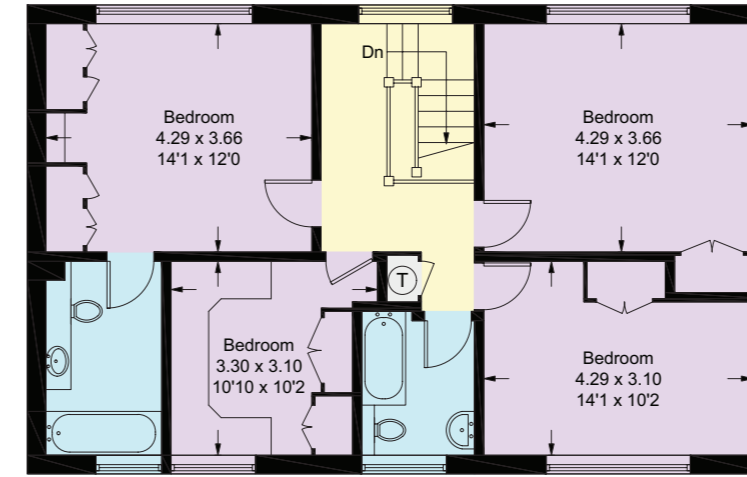




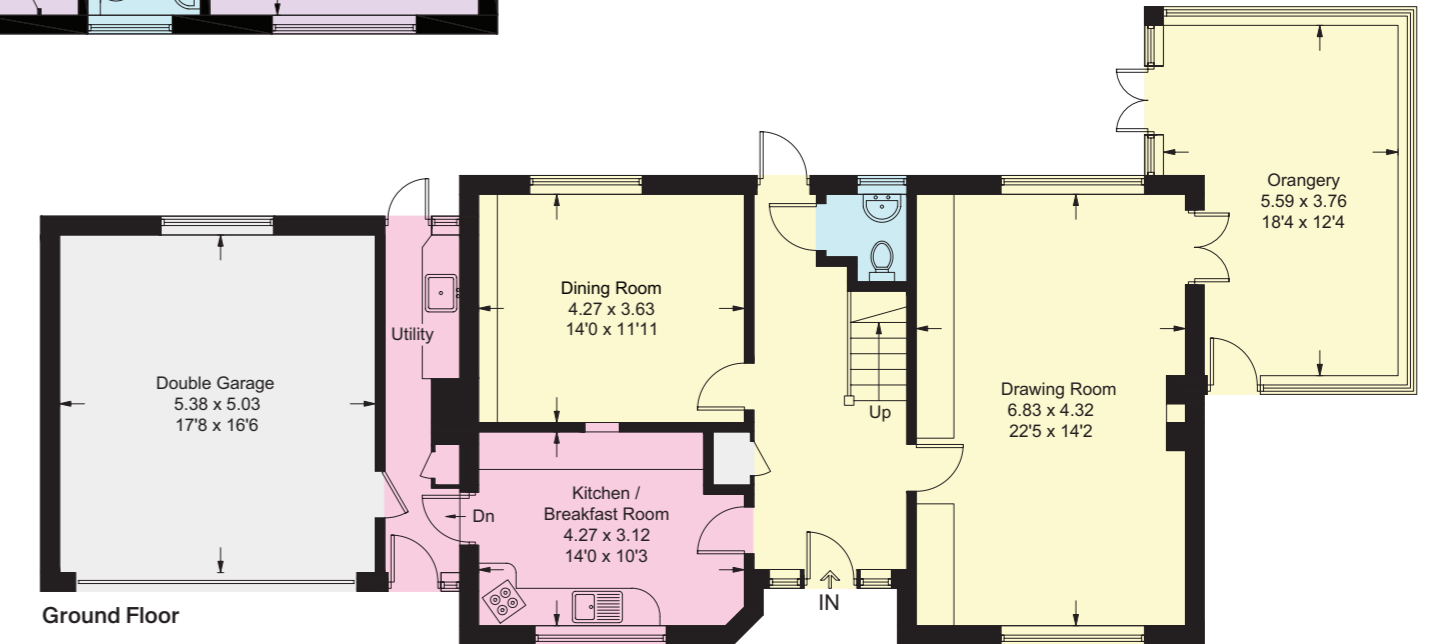
The bedroom accommodation is situated on the first floor, featuring a principal bedroom with its own en suite bathroom which enjoys spectacular views over its gardens and beyond. The property then has three further double bedrooms and a main family bathroom. Currently bedroom two is used as an additional TV room.

Approximate Gross Internal Floor Area
210.4 sq m / 2265 sq ft
(Including Garage)

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.



First Floor



Ground Floor

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

Gardens

The property boasts a beautifully maintained south-facing garden, offering abundant natural light and a serene outdoor retreat. Conveniently, the garden is accessible through a gated side entrance, providing easy access and added functionality. There is a large raised terrace which is perfect for enterating in those warmer months. The proeprty has a large block paved driveway which provides access to the integral duble garage.

Services

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

Directions

Postcode: GU2 4HA

What3Words: ///scores.orders.gentle

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: 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.

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 January 2025. Photographs and videos dated November 2024.

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



