



Half Tiles, Pit Farm Road, Guildford, Surrey

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# A well-appointed, modern family home **ideally located** close to both the town and Merrow Downs.

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## Summary of accommodation

**Ground Floor:** Entrance hall | Open plan kitchen, dining and reception room | Study | Utility room | Cloakroom

**First Floor:** Principal bedroom with en suite shower room | Four further bedrooms | Family bathroom

**Garden and Grounds:** Integral garage | Decked terrace | Seating area | Lawn with mature borders and beds | Driveway parking for two/three cars

## Distances

Guildford's Upper High Street 0.9 miles, London Road Station, Guildford 0.7 miles (from 47 minutes to London Waterloo)

Guildford station 1.5 miles (from 37 minutes to London Waterloo), A3 (southbound) 2.2 miles, A3 (northbound) 1.6 miles

M25 (Junction 10) 7.9 miles, Heathrow Airport 21.1 miles, Gatwick Airport 24.3 miles, Central London 31.4 miles

(All distances and times are approximate)



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## Situation

Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London.

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.

## The property

Half Tiles is an attractive modern home with well-arranged accommodation, perfectly suited for family living.

On entering, the entrance hallway has a wooden flooring which runs throughout the principal reception room. This space occupies the full width of the rear of the property, with Velux windows and large bi-folding doors allowing natural light to fill the room. There is generous space for formal dining and entertaining, with a family room and a wood-burner. The kitchen is fitted with a range of base and wall units, with a breakfast bar for casual dining. A utility room leads from the kitchen and has access to the side of the house. Also on this floor to the front of the house, is a study and a guest cloakroom with excellent storage.









The stairs lead to a half landing, from which the principal bedroom with en suite bathroom is found, and a second bedroom, which can double as a further reception room sits to the rear of the house with a decked terrace and steps which lead down to the garden. A further set of stairs lead to the first floor with three further bedrooms and a family bathroom.

## Garden and grounds

The property is set back from the road with a driveway for two cars and the integral garage sits at a lower level to the entrance to the house. A boot room is accessed from the garage and has a door to the rear garden.

The garden enjoys a sunny south westerly aspect and has a seating area, which perfectly connects from the dining room to extend the entertaining space outside. A charming circular lawn is bordered with mature borders and flowerbeds.







## Services

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

## Directions

Postcode: GU1 2JL

What3words: cracks.firm.sleeps

## 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:** C

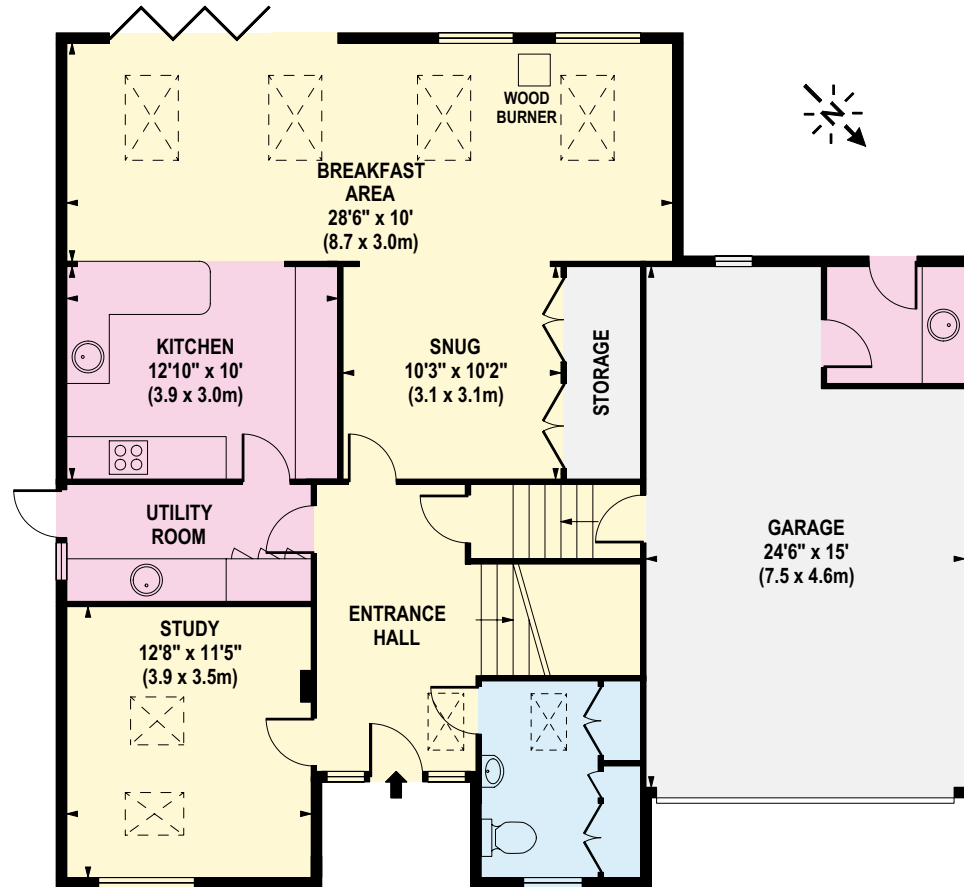


## Approximate Gross Internal Floor Area

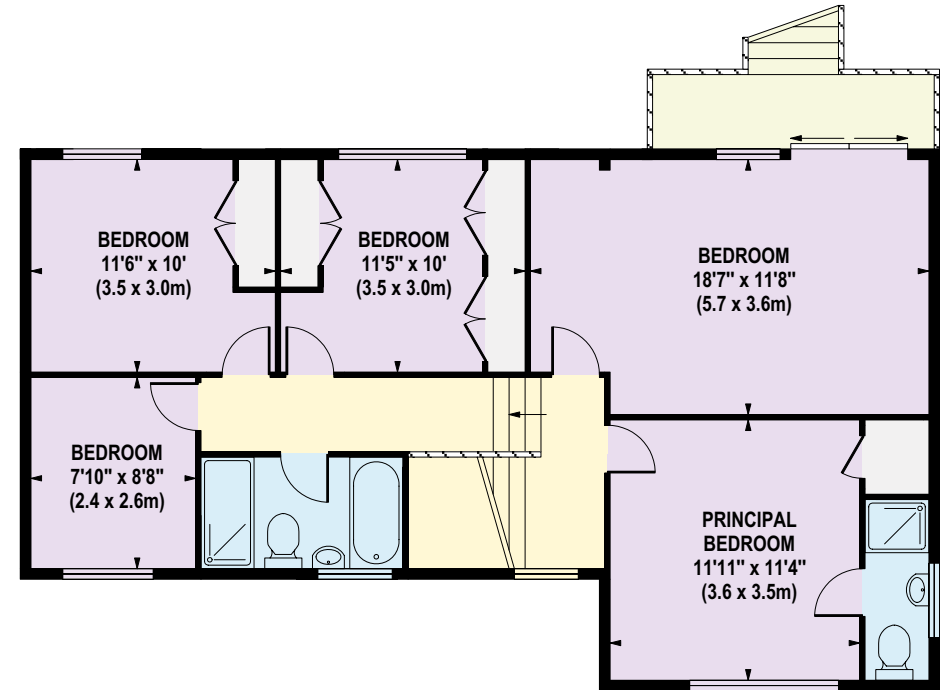
2301 sq ft / 214 sq m

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



Ground Floor



First Floor

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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