




Artington Court, Guildford, Surrey







Set in over three acres is this **detached 1970's home with a separate two bedroom cottage**, offering substantial potential to extend subject to the necessary planning consents and all located just 1.2 miles from Guildford High Street and mainline train station.

Summary of accommodation

Ground Floor: Galleried dining hall | Drawing room | Kitchen/breakfast room
Utility room | Study | Guest room | Bathroom | Principal bedroom with en suite bathroom | Further bedroom with en suite shower room | WC | Integral garage

First Floor: Two en suite bedrooms, one with dressing room

Lower Ground Floor: Studio | Study | Storage

The Cottage: Living room | Kitchen | Two bedrooms | Bathroom | Boiler/utility room

Garden and Grounds: Significant driveway parking | Tennis court | Carport
Outbuildings

In all approximately 3.15 acres

Distances

Guildford 1.2 miles, Godalming 3.4 miles, Central London 32.9 miles

Train Station: Guildford main line train station 1.0 mile (from 34 minutes to London Waterloo)

Roads: A3 2.0 miles, M25 (Junction 10) 9.8 miles

Airports: Heathrow Airport 23.0 miles, Gatwick Airport 31.9 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 which look across the valley towards the property. 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

The area is well-known for having excellent schooling - both state and private.

Tormead School, Guildford

George Abbot School, Guildford

Guildford High School, Guildford

Lanesborough Prep School,

Guildford

The Royal Grammar School,

Guildford

George Abbot School, Guildford

St. Catherine's School, Bramley

Charterhouse School, Godalming

Priorsfield School, Godalming

Aldro School, Shackleford

Amenities

Arts: G Live, Yvonne Arnaud Theatre, Electric Theatre

Sport: Spectrum Leisure Centre, Surrey Sports Park

Golf: West Surrey, Guildford, Bramley, Hurtmore

Tennis: Onslow, Pit Farm, Merrow, Birtley

Rowing: Guildford Rowing Club



The property

Artington Court was built, we believe, in the 1970s, incorporating the old Stable Cottage, which forms the shell of the main bedroom area. The studio was added in 2000.

It is now a substantial and highly individual property offering light, bright and spacious family accommodation, with many unique features; these include the impressive galleried dining hall, with its full height vaulted glass roof and stone fireplace and chimney with wood burning stove.

This opens to the spacious kitchen/breakfast room that also benefits from the glass roof. The generous principal reception room provides a space ideally suited to entertaining. This also benefits from a partial glass roof, an impressive south facing semi-circular full-height bay window and glazed patio doors opening onto the south-facing terrace and gardens.

Stairs lead down to a sound-proofed studio and study. This space also benefits from patio doors to the lower garden.

Bedroom accommodation is arranged on two floors and all benefit from en suite facilities.





Approximate Gross Internal Floor Area

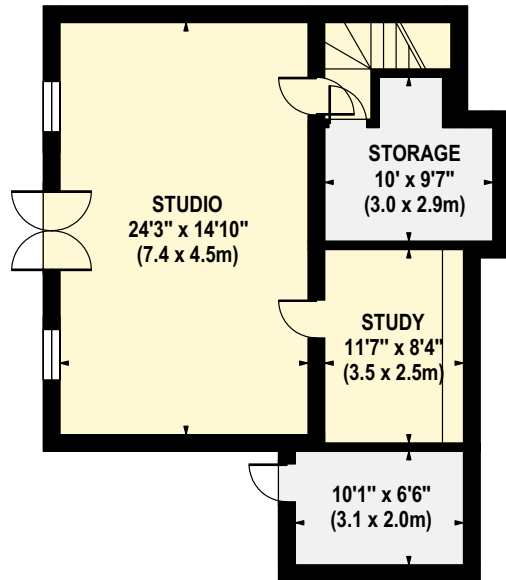
Main House: 4716 sq ft / 438 sq m

Total (inc. the Cottage and Carport on page 17):

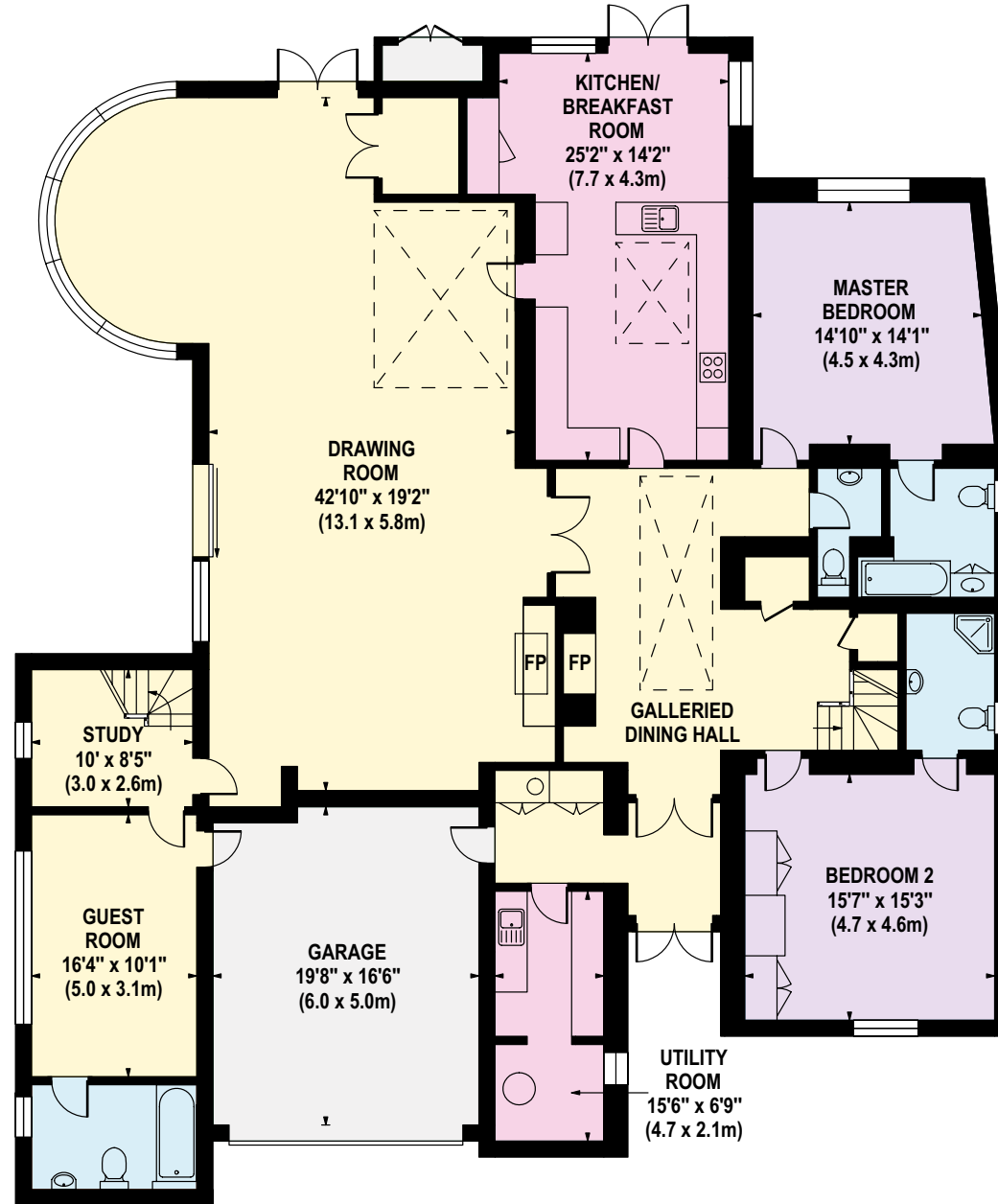
6152 sq ft / 572 sq m

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.

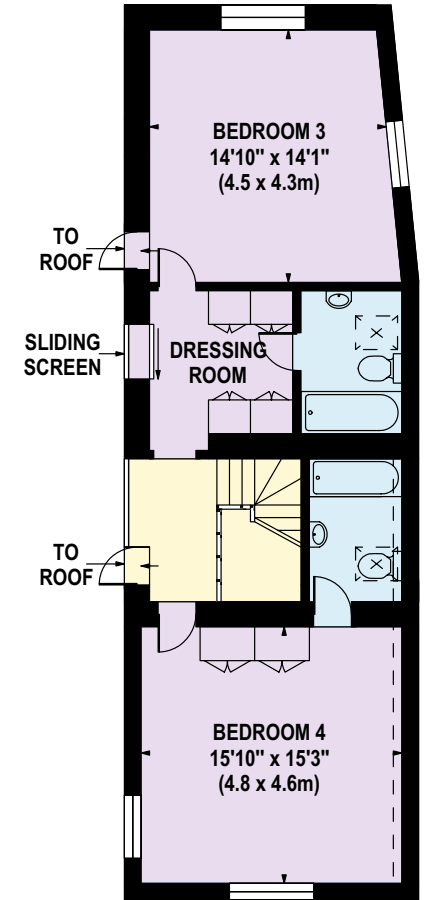
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Lower Ground Floor



Ground Floor



First Floor









Gardens and grounds

The property is approached up a wide drive leading to a spacious tarmacadam forecourt and turning area in front of the house and garage. A short spur leads to a double carport beside the cottage. A path leads from the rear of the house to a hard tennis court. The remaining grounds include upper and lower paved terraces and areas of lawn, on various levels, extend away from the house, with a backdrop of mature woodland providing privacy and seclusion.

Services

We are advised by our clients that the property has mains water, electricity and gas fired central heating. Shared treatment plant with neighbour.











The Cottage

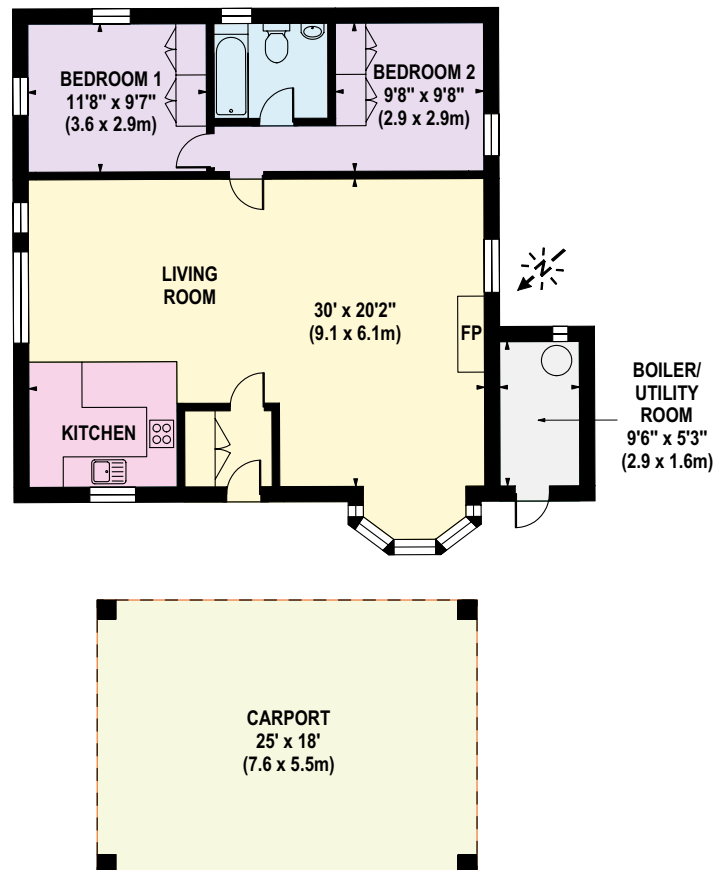
The Cottage is a delightful two bedroom detached dwelling in the grounds of Artington Court. Perfect for guests, family, Au pair or as a secondary income it comes with its own driveway access and double car port. The main reception room is impressive with its large vaulted ceiling and central feature fireplace. It has a separate central heating system from the main house via a newly fitted gas fired boiler replaced this year (2023).

Approximate Gross Internal Floor Area

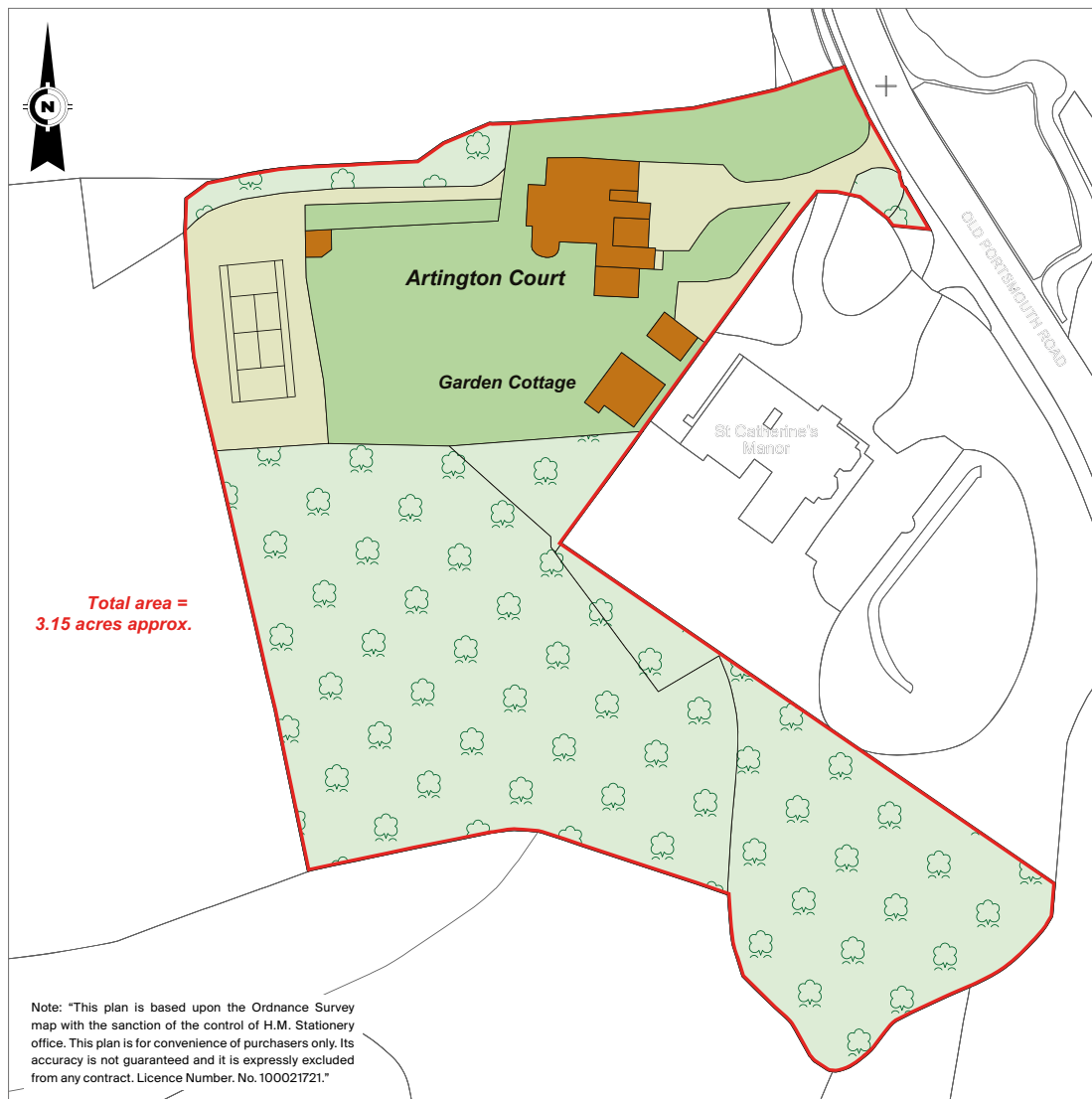
The Cottage: 986 sq ft / 92 sq m

Carport: 450 sq ft / 42 sq m

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Directions (Postcode: GU3 1LJ)

From Guildford, take the A3100, Portsmouth Road, towards Godalming. Continue along Portsmouth Road passing Sandy Lane on your right. After approximately 456 ft you will find Artington Court on your right-hand side.

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: Artington Court – E, The Cottage – E



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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