

# Garden Court



Warwicks Bench, Guildford





A stunning Grade II listed **Arts and Crafts family home** within a short walk of the town and enjoying secluded south-facing gardens with far reaching views.

## Summary of accommodation

**Ground Floor:** Reception hall | Open plan kitchen and dining room | Drawing room | Study | Family room | Reading room | Wine store | Laundry and boot room  
Two cloakrooms

**First & Second Floors:** Principal bedroom suite with dressing room, which could double as a nursery or study, and en suite bathroom | Six further bedrooms  
Family bathroom | Two shower rooms

**Gardens and Grounds:** Parking for several cars | Car barn for two cars | Single garage | External store rooms

In all about 0.8 acres

## Distances

Guildford High Street 0.4 miles

Royal Grammar School (Boys) 0.6 miles; Royal Grammar Preparatory School 1.2 miles, Guildford High School (Girls) 1 mile, Tormead School (Girls) 1.4 miles

**Trains:** Guildford mainline 1 mile (London Waterloo from 32 minutes), London Road Guildford 1 mile (London Waterloo from 48 minutes)

**Roads:** A3 Northbound 1.8 miles A3 Southbound 2.3 miles, M25 (Wisley Junction 10) 8.9 miles

**Airports:** London Heathrow 22.1 miles, London Gatwick 25.1 miles

(All distances and times are approximate)



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## Situation

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, in addition is Guildford House, a 17th century town home, providing a gallery with rotating exhibitions. The town hosts both a bustling weekly street market and farmer's market on the first Tuesday of each month. The Guildford mainline railway station provides a service to Waterloo in approximately 32 minutes. The A3 can be accessed at Guildford, reaching the coast, London and the M25 for Heathrow and Gatwick airports.

Garden Court is located in the heart of Guildford, yards from the high street with its extensive range of shops and restaurants and outstanding independent schools. Within the town are two theatres and only a short walk from the property is access onto The Chantryes, Pewley Down and the North Downs Way with over 300 acres of some of the country's finest countryside with extensive walking routes, trail running and bridleways leading to St Martha's Hill, Box Hill and Leith Hill.







## The property

Garden Court is a magnificent Grade II listed house in the heart of the town enjoying impressive views. The property was built in 1913 by M. H. Baillie-Scott in 17th century vernacular style, with gardens thoughtfully designed by Gertrude Jekyll.

The house features outstanding brick elevations, exposed timbers and rendering with leaded windows under a tiled roof. Internally the property enjoys character features including fine oak joinery, with a magnificent staircase, beamed ceilings and oak panelling.

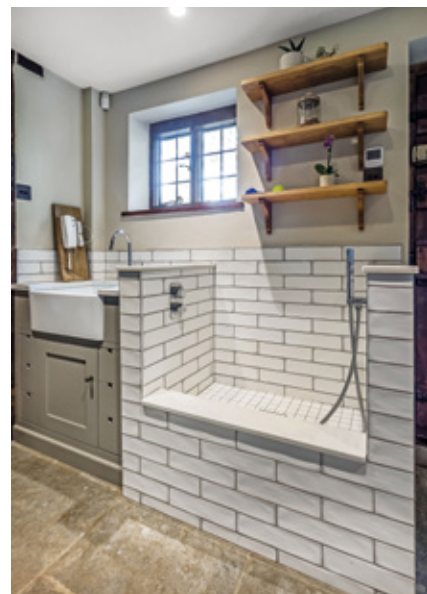
The reception halls runs the length of the house with the principal reception rooms facing south with far-reaching views across the secluded gardens, Shalford Meadows to St Catherine's Chapel, and the North Downs beyond. The outstanding drawing room enjoys a feature open fireplace, oak panelling, and wood flooring, while the beautifully fitted kitchen has integrated appliances, a range cooker, a Quooker tap and pantry cupboard and generous space for dining.













**Approximate Gross Internal Floor Area**

514.8 sq m / 5541 sq ft

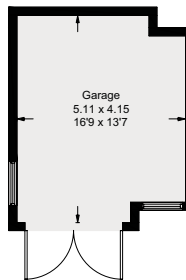
Garaging & Car Barn = 52.1 sq m / 561 sq ft

Total = 566.9 sq m / 6102 sq ft

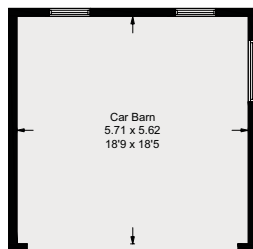
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice below.

= Reduced headroom below 1.5m / 5'0"

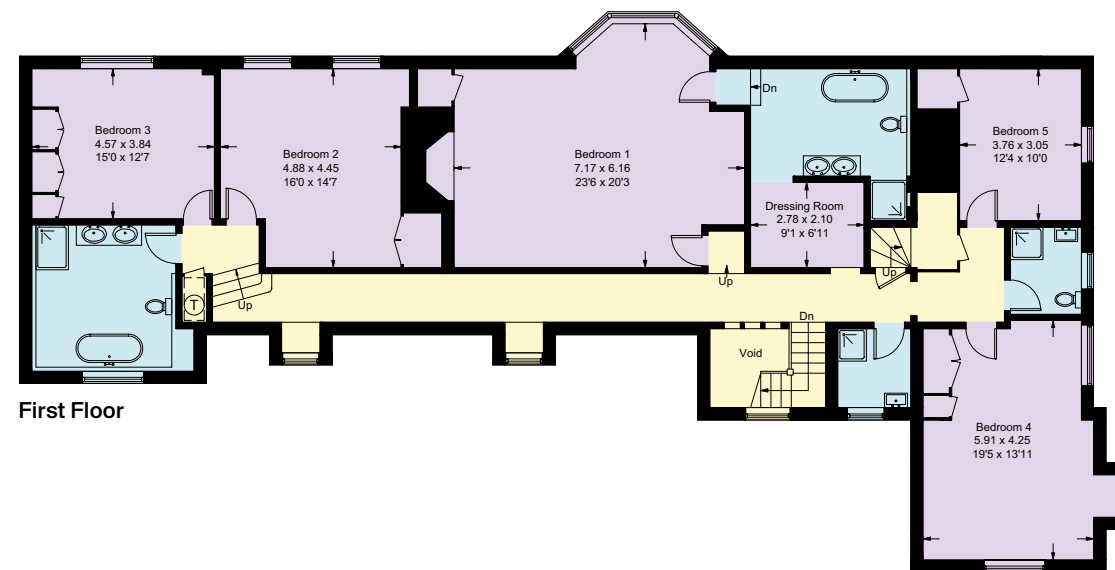
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



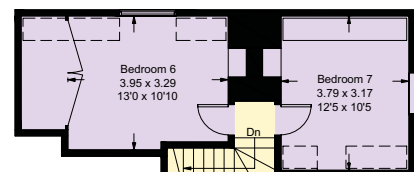
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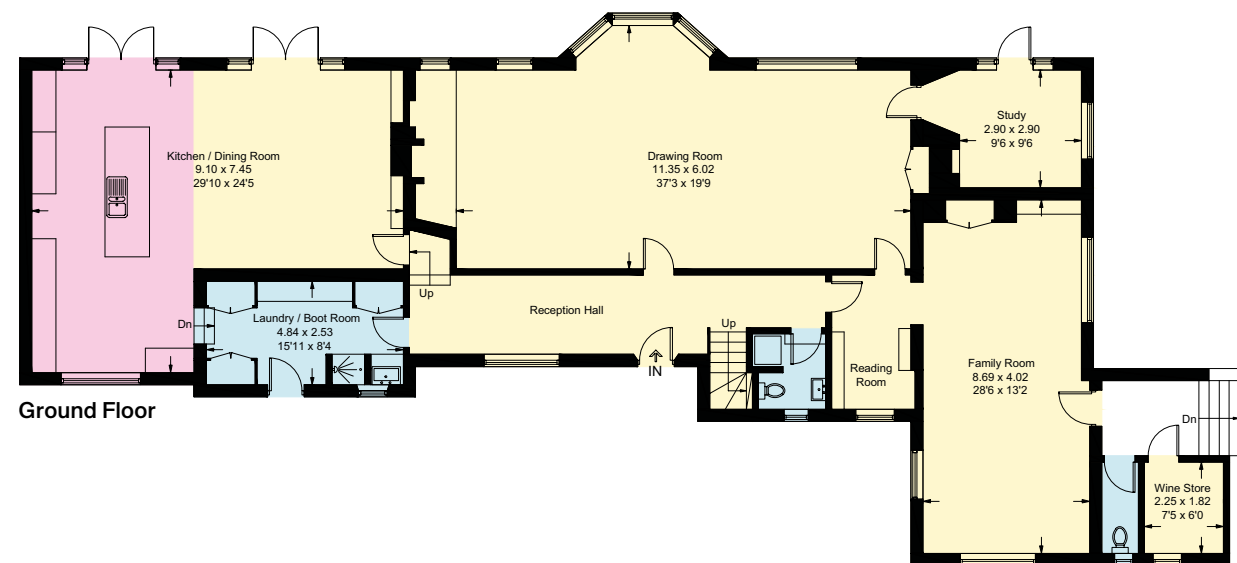
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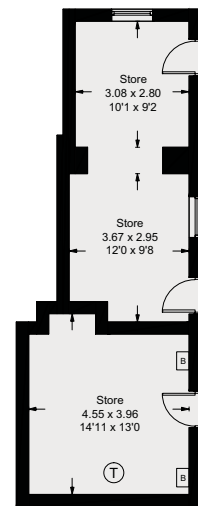
First Floor



Second Floor



Ground Floor



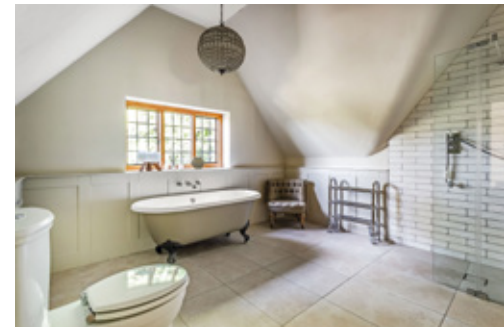
Lower Ground Floor







On the first floor, the bedroom accommodation is well-arranged with the principal bedroom suite enjoying a feature fireplace, exposed beams and an en suite bathroom and dressing room. The dressing room offers flexible accommodation, which could be rearranged as an adjoining nursery or study to the principal bedroom. The six further bedrooms, family bathroom and two additional shower rooms are arranged over the first and second floors and all have been neutrally decorated, some of which have original wood flooring and views through the leaded windows.





The external store rooms on the lower ground floor could be converted to create a gym or substantial wine cellar. The current owners have completed an extensive renovation project on the house, to maintain and enhance this beautiful Grade II listed home. Planning permission has been granted for additional internal work which would allow an incoming purchaser to make their own mark on this historic property.

## Garden and grounds

Garden Court is approached via metal electric gates on brick/stone pillars. A long drive leads to a parking area with space for several cars and garaging for three cars. The front gardens are secluded and enclosed with a further gate from the parking that leads to steps providing access to a lower level with small pond, lawn area and front door. Access around both sides of the house lead to the rear gardens, which are compartmented into three areas. The immediate rear garden enjoys a large terrace across the back of the house, providing a delightful space to enjoy the views while dining al fresco or entertaining. Beyond the terrace is a spacious lawn bordered by mature hedges, raised beds and a variety of fruit trees, including apple, pear, damson, cherry and fig.

## Schools

Royal Grammar School (RGS)  
 Guildford High School  
 Tormead  
 RGS Preparatory School  
 George Abbott School  
 Guildford County School  
 St Peters Catholic School  
 St Thomas of Canterbury Catholic School

Pewley Down Infant School  
 Boxgrove Primary School  
 Holy Trinity Junior School  
 St Catherine's School  
 Charterhouse School  
 Aldro School  
 Cranleigh School

## Amenities

G Live  
 Yvonne Arnaud Theatre  
 Pit Farm Tennis Club  
 Merrow Tennis & Cricket Clubs  
 Surrey Sports Park

Spectrum Leisure Centre  
 Guildford Golf Club  
 Bramley Golf Club  
 West Surrey Golf Club  
 Worplesdon Golf Course





## Services

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

## Directions (Postcode: GU1 3TG)

From South Hill in Guildford (which becomes Warwicks Bench) proceed for approximately 600 yards where the drive will be found on the right.

**What3words:** ///tooth.activism.part

## 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:** E



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Particulars dated October 2023. Photographs and videos dated October 2023.

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