



Anim House  
6 Abbotswood Close, Guildford, Surrey

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An **attractive detached family home** located on a quiet as well as private no-through road in the sought-after and highly desirable Abbotswood.

**Summary of accommodation**

**Ground Floor:** Entrance hall | Large sitting room | Dining room | Kitchen | Cloakroom

**First Floor:** Four double bedrooms | Family bathroom

**Garden and Grounds:** Garage | Driveway with parking for several cars | Low maintenance garden with a terrace and raised beds

The layout of the existing house is such that, if desired, some rooms are ideally suited for a change of use to a home office, and there is space available to substantially extend the existing house (subject to the usual planning consents).

In recent years, the property has generally been refurbished both inside and outside and is ready to move into and live.

This property is offered for sale with NO ONWARD CHAIN

**Distances**

- Guildford's Upper High Street 1.5 miles, Central London 30.5 miles
  - London Road Station, Guildford 1.3 miles (from 47 minutes to London Waterloo), Guildford station 2.3 miles (from 37 minutes to London Waterloo)
  - A3 (Guildford) 1.4 miles, M25 (Junction 10) 7.2 miles
  - Heathrow Airport 20.4 miles, Gatwick Airport 25.1 miles
- (All distances and times are approximate)



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## Situation

Anim House is located in the attractive and highly regarded/sought-after residential area of Abbotswood, which is set approximately 1.5 miles to the northeast of Guildford town centre. As the county town of Surrey, Guildford provides extensive shopping, weekly/monthly markets, restaurants, bars, theatre, cinema and sporting/leisure facilities. Guildford town has fine historic buildings, a cobbled high street, and a medieval castle keep, set against the backdrop of the River Wey.

Anim House benefits from its rear garden being directly adjacent to a designated local nature reserve, which leads, via a footpath, to Guildford's Riverside Park Nature Reserve (Green Flag awarded). The property is located within a short walk of the Spectrum Sports and Leisure Centre, Stoke Park and George Abbot Senior School. Many other premier schools are nearby, including The Royal Grammar School, Guildford High School for Girls, Tormead and Lanesborough.

Abbotswood is also close to Burpham village, which has most amenities for daily life. Abbotswood is surrounded on three sides by the Surrey Hills, designated as an Area of Outstanding Beauty, and it is a popular choice for enjoying both town and country living while benefiting from being just 30 miles from central London.



For the commuter, Anim House is positioned within easy striking distance of the main A3 trunk road that leads to the M25 motorway and London's airports. Guildford's London Road station and Guildford's Mainline station offer a service to London (Waterloo) from approximately 36 minutes for those commuting by rail.

## Schools

Tormead, Guildford High School (for girls)  
 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 School  
 Charterhouse School  
 Aldro School  
 Cranleigh School

## 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  
 Clandon Golf Club  
 Clandon Regis Golf Club

Cranleigh Golf and Country Club  
 Sutton Green Golf Club  
 Merrist Wood Golf Club  
 Wisley Royal Horticultural Society Gardens  
 Winkworth Arboretum  
 Local National Trust Properties  
 Electric Theatre  
 Odeon Multiscreen Cinema  
 Stoke Park  
 Riverside Nature Reserve



## The property

Anim House is a well-appointed, attractive home on a quiet, private, no-through road. The property is set back from the private road with a spacious front garden laid to lawn and a gravel driveway providing parking for several cars. The property's front elevation is well proportioned, and the fitted leaded windows give a particularly pleasing appearance to this home. The particular arrangement and size of the windows in the living accommodation gives all the rooms a light and airy feel, which is assisted by the Southwest orientation of the rear of the house.

The property is well-proportioned throughout, with the ground floor accommodating a spacious entrance hall with the cloakroom, sitting room and kitchen leading from it. Oak-finished double doors lead into the substantial sitting room with a sliding patio door to the outside sun terrace/rear garden. The sitting room has two other internal doors, one giving further access to the kitchen (Wren) and one providing access to a dual-aspect dining room with views over the gardens. A half-landing staircase with new oak balustrades/handrails rises from the entrance hall up to the first floor, giving access to four good-sized bedrooms and the family bathroom. One of the bedrooms is dual aspect, and if desired, would also make an ideal home office, being that it is located outside the main envelope of the house.





In recent years, the property has generally been refurbished both inside and outside and is ready to move into and live. Low-maintenance UPVC windows and doors are fitted throughout the accommodation, and low-maintenance UPVC fascias, soffits, bargeboards, and guttering have been installed at the roofline. The property has been refurbished and is in excellent decorative order throughout, with new fitted carpets laid recently. In recent years the bathroom, cloakroom and kitchen have all been replaced with new. Energy-saving LED light fittings have been installed throughout the property.

The configuration of the property and grounds is such that there is substantial scope to extend the existing accommodation further (subject to planning permission) without affecting the everyday living of the current home. There is scope to extend the existing property on both side elevations and from the rear elevation.



**Approximate Gross Internal Floor Area**

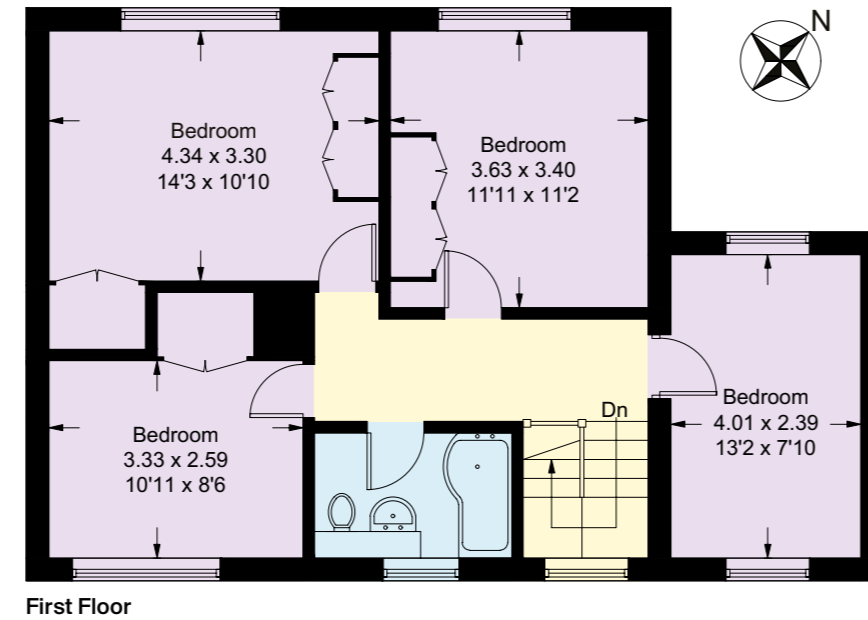
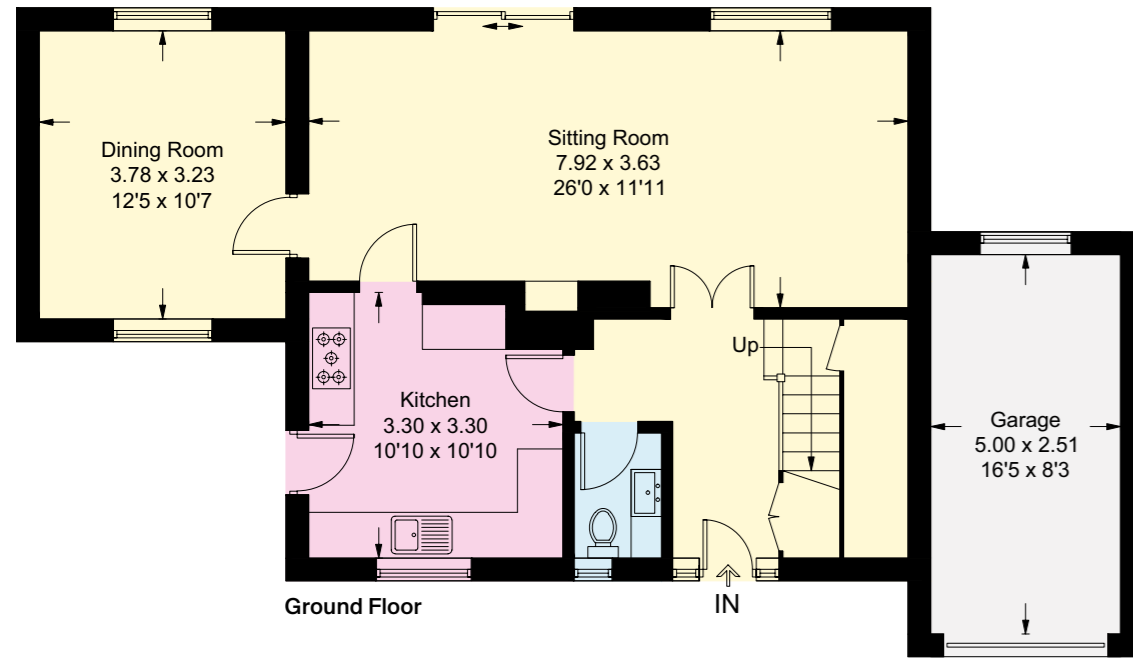
134.7 sq m / 1450 sq ft

Garage = 12.5 sq m / 134 sq ft

Total = 147.2 sq m / 1584 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 on the last page of the text of the Particulars.

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



## Garden and grounds

Anim House is set back from the private road with a large front garden laid to lawn with designated borders planted with shrubs/trees. A gravel driveway provides parking for several cars. A garden gate gives access from the front garden to the rear garden, with an ornamental lamp post providing lighting at night.

The garden wraps around the house, and the plot expands to 0.25 acres. Compared to most of the original properties built in Abbotswood Close, the rear garden of Anim House is a substantial size due to the acquisition of additional land that the current owners purchased. This additional land forms part of 0.25 acres total plot size and has its own Land Registry Title. The Land Registry title of the original property and the Land Registry title of the additional land are offered for sale together (i.e. they are not available for purchase separately).

Immediately outside the sitting room patio door is a paved sun terrace, which is not overlooked. A well-positioned raised terrace with a shingle surface is suitable for an outside table/chairs for al fresco dining.

The rear garden is southwest-facing, bordered by an array of high fences, hedges and mature trees, creating a sense of privacy. A few raised beds are planted with shrubs, and various trees are also located throughout the rear garden.



Anim House benefits from its rear garden being directly adjacent to a designated local nature reserve, which leads, via a footpath, to Guildford's Riverside Park Nature Reserve (Green Flag awarded). A small gate is fitted in the property's boundary fence, opening on to the local nature reserve.

## Services

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

Fibre-optic cable has also been laid along the private road, and a fibre-optic cable connection point is located at the edge of the property boundary, ready for final connection to the house if desired. Currently, broadband and landline telephone are provided to the house via the phone line.

## Directions (Postcode: GU1 1XA)

What3Words - ///with.economies.forms

## 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:** D



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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