



6 Kyngeshene Gardens, Guildford, Surrey





Found in a secluded no-through road just 320 metres from the stunning Merrow Downs, this **contemporary home** offers superb accommodation for family living.

Summary of accommodation

Ground Floor: Entrance hall | Drawing room | Kitchen/breakfast room with orangery/dining room | Utility room | Guest WC

First Floor: Principal bedroom with en suite bathroom | Two further bedrooms | Family bathroom

Second Floor: Two further bedrooms | Shower room

Garden and Grounds: Landscaped garden arranged over two levels

Distances

Guildford's Upper High Street 0.9 miles, London Road Station, Guildford 1 mile (from 47 minutes to London Waterloo)
Guildford station 1.7 miles (from 37 minutes to London Waterloo), A3 (northbound) 1.8 miles, A3 (southbound) 2.5 miles
M25 (Junction 10) 8.4 miles, Heathrow Airport 21.7 miles, Gatwick Airport 24 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. Kyngeshene Gardens is located on the doorstep of the Merrow Downs, with walking routes over Guildford Golf Course that connect to Newlands Corner and beyond.

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, Worplesdon Golf Course.

The property

An attractive and contemporary home, beautifully renovated to the highest standard throughout. The property has an abundance of light, along with good proportionate rooms.

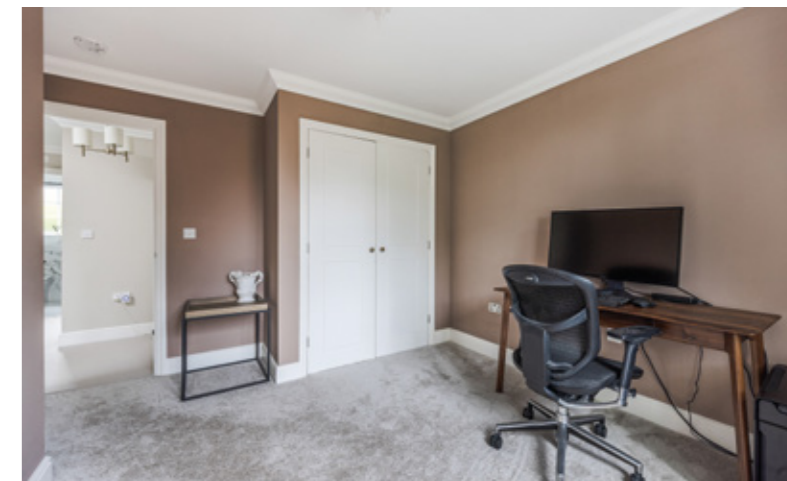
The welcoming entrance hall leads through to the impressive Tom Howley kitchen that sits to the rear of the house. The kitchen is a particularly fine feature of the gorgeous interiors, with large central-island and incorporated breakfast bar that creates the perfect central hub for all the family.





The adjoining orangery allows light to fill the space and perfectly connects the house to the garden and offers an excellent space for dining and entertaining. A useful utility room connects to the kitchen and has side access to the house. The drawing room sits to the front of the house, and double doors connect this room to the kitchen.

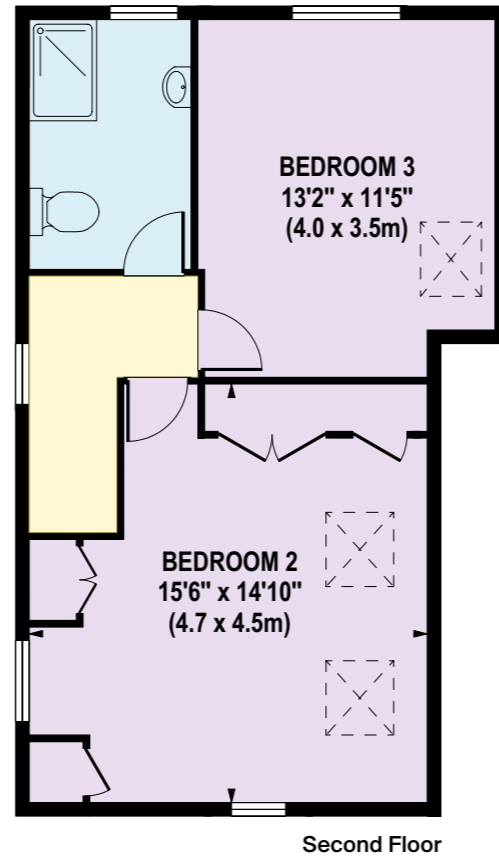
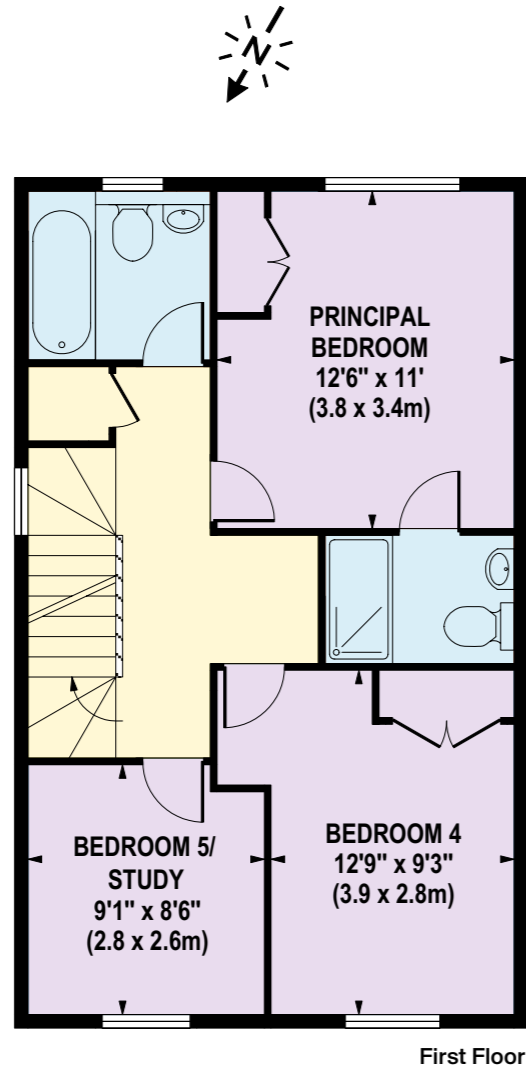
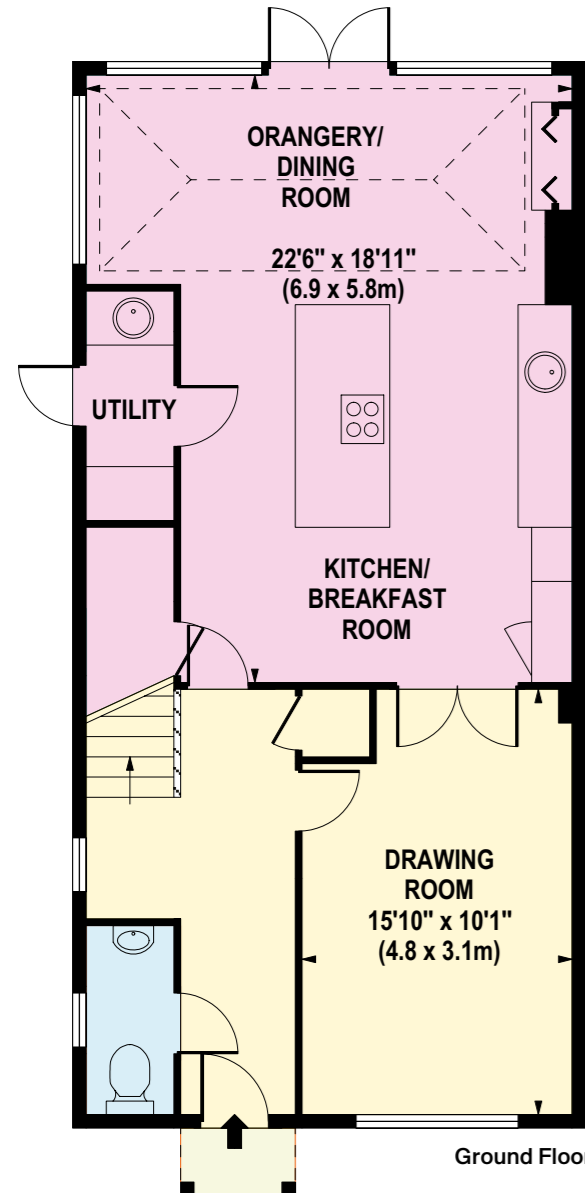
The first floor houses three bedrooms, the principal of which has an en suite bathroom, and there is a further family bedroom on this floor. Two additional bedrooms are found on the second floor with a shower room that services these two rooms.



Approximate Gross Internal Floor Area
 1699 sq ft / 158 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





Garden and grounds

The garden spans over two levels, with a rear terrace outside the orangery accessed via French doors. Steps lead up to the upper tier where there are two further terraces and two lawned areas. To the side of the property is an enclosed area with a useful shed for storage. To the front of the house are two parking spaces.

Services

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

Directions

Postcode: GU1 2AJ

What3words: ///oiled.coins.serve

Viewings

Viewing is strictly by appointment through Knight Frank.



Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band E

EPC Rating: C



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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Particulars dated June 2024. Photographs and videos dated June 2024.

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