



CHANTRIES
Independent Estate Agents

Box Tree House, White Lane, Guildford

An immaculately presented wing of a period property, set in one of Guildford's most prestigious roads, with magnificent far-reaching views.

Guide Price £1,395,000

Overview

Entrance hall

Cloakroom

Sitting room

Reception room 2/study

Kitchen/dining room

Master bedroom with Juliet balcony and en suite shower room

3 further double bedrooms (1 en-suite)

Family bathroom

Laundry room

Half-acre garden with terraces, orchard and meadow.

Utility area with log store & private parking behind secure gates.



"We envy the next owners coming to live here - our home for over 25 years and such a wonderful place to raise our family..." - The current owners.

Description

Hidden away in one of Guildford's most desirable roads, Box Tree House sits conveniently close to the town yet enjoys a significantly rural position on the North Downs with views to St Martha's Church.

A wing of a former house, Box Tree House has been recently refurbished to the highest standard. It is approached by a short, shared driveway leading to a gravelled forecourt with parking space for 4 cars. A spacious entrance hall with cloakroom leads through to a comfortable, double-aspect sitting room with an open fireplace. Double doors from the hall lead to a second reception room, currently used as an office and study and with access to the garden. The open plan, split-level kitchen/dining room has a range of bespoke furniture with quality, integrated appliances and granite surfaces - a perfect situation for entertaining and family living. Bi-fold doors to the rear open onto a large, South-facing terrace with a pergola, swing-seat and views over the North Downs.

Upstairs, the spacious master bedroom benefits from a large, modern en-suite shower room, new double glazing and a Juliet balcony affording panoramic views of the garden and surrounding countryside. Also overlooking the garden are an en-suite guest bedroom and another double bedroom. On the North side of the house are a further double bedroom, currently used as a dressing room, a family bathroom and a laundry room with loft access. Access to the second, larger loft is via a drop-down ladder from the upstairs corridor.

The grounds of Box Tree House have been well maintained, the greater part lying to the South-facing rear of the property. A spacious, stone-paved terrace runs behind all the reception rooms providing a perfect venue for summer dining and relaxation. An area of newly refurbished lawn, bordered by raised beds, shrubs and a Summer House with power and light, leads to an orchard of mature trees, a garden storage

shed, and wild meadow beyond. At the front of the property there is off road parking for 4 cars and, at the side, security gates behind which is private parking for 2 cars, a large log store and utility area.

Box Tree House is a superbly renovated property equally suitable as a home to raise a family or a lock-and-leave house for a comfortable and low maintenance retirement. It benefits from extant planning permission for a garage and workshop plus potential for further exterior and interior development subject to local planning regulations.

Directions

Proceed out of Guildford along Epsom Road and continue for 0.7 miles. Turn right into Tangier Road, at the end of the road turn left into Warren Road and then take the first right onto One Tree Hill Road. At the end turn left into White Lane.

Energy rating

D

Postal address

Box Tree House, White Lane, Guildford, Surrey GU4 8PR

Viewing

Strictly by appointment with Chantries.

Important Notice

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Gross internal floor area for
Main House (approx.): 173.2 sq m (1,864 sq ft)
Summer House (approx.): 6.8 sq m (73 sq ft)
Total (approx.): 180 sq m (1,937 sq ft)

Not to Scale.
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