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# THE ARBOUR

Guildford • Surrey

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# THE ARBOUR

5 GUILDOWN AVENUE  
GUILDFORD • SURREY • GU2 4HA

*A superbly presented substantial family home located in Guildford's premier address  
with stunning panoramic views.*

#### Accommodation Schedule

Reception Hall  
Stunning Kitchen/Breakfast/Dining/Family Room  
Drawing Room • Study • Utility Room • Cloakroom

Master Suite with Wet/Bathroom and Juliet Balcony with Stunning Views  
Guest Suite • Two further Bedrooms with Jack and Jill Bathroom

Planning Permission is currently granted to provide a further 910 sq. ft.:  
A further Fifth Bedroom/Annexe with En Suite Wet Room  
Proposed Basement to provide a further Games/Family/Gym/Cinema/Recreation Room with generous floor to ceiling heights  
Provide Secondary Access • Wine Cellar • Boot Room  
A Second Utility/Laundry Room  
(Granted April 2015)

Integral Double Garage with Electric Up and Over Doors • Gated Entrance with Intercom  
Ample Driveway Parking • Raised Private Terrace  
Part bounded by attractive original Flint Wall • Sunken Herb Garden  
Stunning landscaped gardens in all approx. 0.35 acres



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## THE PROPERTY

A truly magnificent family home beautifully designed and built by the current owners in 2010 to the highest specification and precision. Lovingly created to provide light, open plan rooms with stunning full height windows and a stylish glass staircase all focused around attractive landscaped gardens with idyllic countryside views.

The spacious accommodation that approaches 4000 sq. ft. enjoys a contemporary design and works for families looking to be close to Guildford and the convenience that it provides, yet enjoys a peaceful country feel away from the bustle of daily life.

Planning permission has been granted to extend this existing attractive family home to create a further fifth bedroom/annexe with its own separate entrance, basement room with a utility/laundry area and a family/games room and provide a further 910 sq. ft. of accommodation. The planning application can be viewed on Guildford Borough Councils website <http://www2.guildford.gov.uk/publicaccess/> with the Reference No.: 15/P/00247.

## SPECIFICATION

### Elegant Interior Decoration & General Features

- Built in 2010
- NHBC 10 year warranty (from 2010).
- Integrated Sonos audio system and recessed ceiling speakers to Kitchen/Dining/Family room and Sitting Room
- Satin steel floor sockets and switches
- Pre-wired throughout with CAT6 cabling
- Sky satellite dish, DAB radio, TV and FM aerials installed
- Engineered Oak Flooring
- Wool/Silk carpet to the Master Bedroom
- Loft - Boarded and lighting for storage use with large ceiling opening and fold away integral access ladder

### Stylish Kitchen

- Bespoke Keller designed Kitchen
- Fully Integrated Miele Appliances:
- Two Fan Ovens
- Steam Oven
- Induction Hob with Elica extractor

- Dishwasher
- Full height Fridge Freezer
- 1.5 under mount sink
- Insinkerator filtered cold and instant hot water tap
- Silestone Worktop
- Coffee Machine
- Insinkerator Waste Disposal
- Marbella limestone floor

### Utility/Preparation Kitchen

- Bespoke Keller designed
- Bespoke stainless steel Worktop and splash back with integrated moulded sink
- Riser/Pull out tap
- Dual temperature wine fridge for red and white wine

### Bathroom & En Suites

- All showers are wet rooms with integrated German drainage system
- Alessi designed (by Laufen) to Cloakroom.
- Villeroy & Boch to all bathrooms and En Suite



Picture provided by Urban Front

- Hansgrohe chromeware
- Geberit WC push plates
- Wall hung toilets with soft close seats and dual flush facility.

### Heating, Lighting, Security & Safety Features

- Condenser boiler and Solar Thermal roof mounted panels (providing c. 15% of energy requirements).
- High pressured system and secondary pumps to boost hot water to all bathrooms.
- Underfloor heating to entire ground floor.
- Electric underfloor heating to Master En-Suite.
- Digital room thermostats linked to Cat 5 network (for future internet linkage)
- Lighting - automatic night/day sensor integral/concealed lighting throughout the property
- Numerous concealed ceiling halogen and LED downlights and feature lights with motion sensors
- Low level wall mounted lights throughout the main rooms and circulation spaces.
- Digital dimmer controllers to principal rooms.
- Security Alarm comprising hard wired motion sensors and control panels.
- Drawing Room Fire – Gas Faber feature fire with remote control

### External Finishes

- Masonry insulated block/insulated cavity wall construction with some structural steelwork
- Timber trussed roof structure with Slate covering
- Zinc (Rhein zinc) rainwater goods and flashings
- Zinc standing seam roof to main entrance feature and window cap roofs at first floor level
- Render - Parex through colour silicone based two coat system
- Windows - Velfac (aluminium external and timber internal frame) (Denmark)
- Main entrance door - Bespoke Steel core pivot door by Urban Front
- Stone entrance feature and other stone features - Purbeck stone from Dorset
- Garage Doors - Electric/Remote control Horman insulated doors
- Drive finish - Resin bonded granite
- Terrace laid with grey Indian Sandstone
- Electric gates and intercom system by Daitem

## LOCATION

The Arbour occupies a prime position on Guildown Avenue, arguably one of Guildford's premier addresses on the edge of town offering a stunning elevated position with a unique blend of town and country. Although extremely convenient for the Town Centre and main line train station the property enjoys a truly rural atmosphere with close access onto the Downs providing miles of walking and riding countryside, with many footpaths and bridleways.

The country town of Guildford offers an extensive range of department stores, boutique shops and restaurants, together with cultural and leisure amenities, including the Spectrum Leisure Centre at Stoke Park and the Yvonne Arnaud Theatre and Electric Blue Theatre.

Guildford Mainline Station offers a fast commuter service to London Waterloo in approximately 35 minutes, the A3 is quickly reached with the M25 at Wisley (junction 10), which in turn gives fast access to Central London, Heathrow and Gatwick airports.

There is an excellent choice of schools in the immediate area, including the Royal Grammar School for Boys, Tormead and the High School for Girls. Slightly further afield there are St. Catherine's at Bramley, Cranleigh School and on the edge of Godalming, Charterhouse and Priorsfield.

## SERVICES

We are advised by our clients that the property has mains water, electricity and drainage with gas fired central heating. Solar Thermal roof mounted panels provide circa 15% of energy requirements. Under floor heating to ground floor. The property is wired with Cat 6 network cabling and is also connected to Satellite and Broadband.

## FIXTURES AND FITTINGS

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sales particulars are excluded from the sales but may be available by separate negotiations. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment and machinery.

## LOCAL AUTHORITY

Guildford Borough Council - 01483 505050

## TENURE

Freehold

## COUNCIL TAX

Tax Band H

## VIEWING

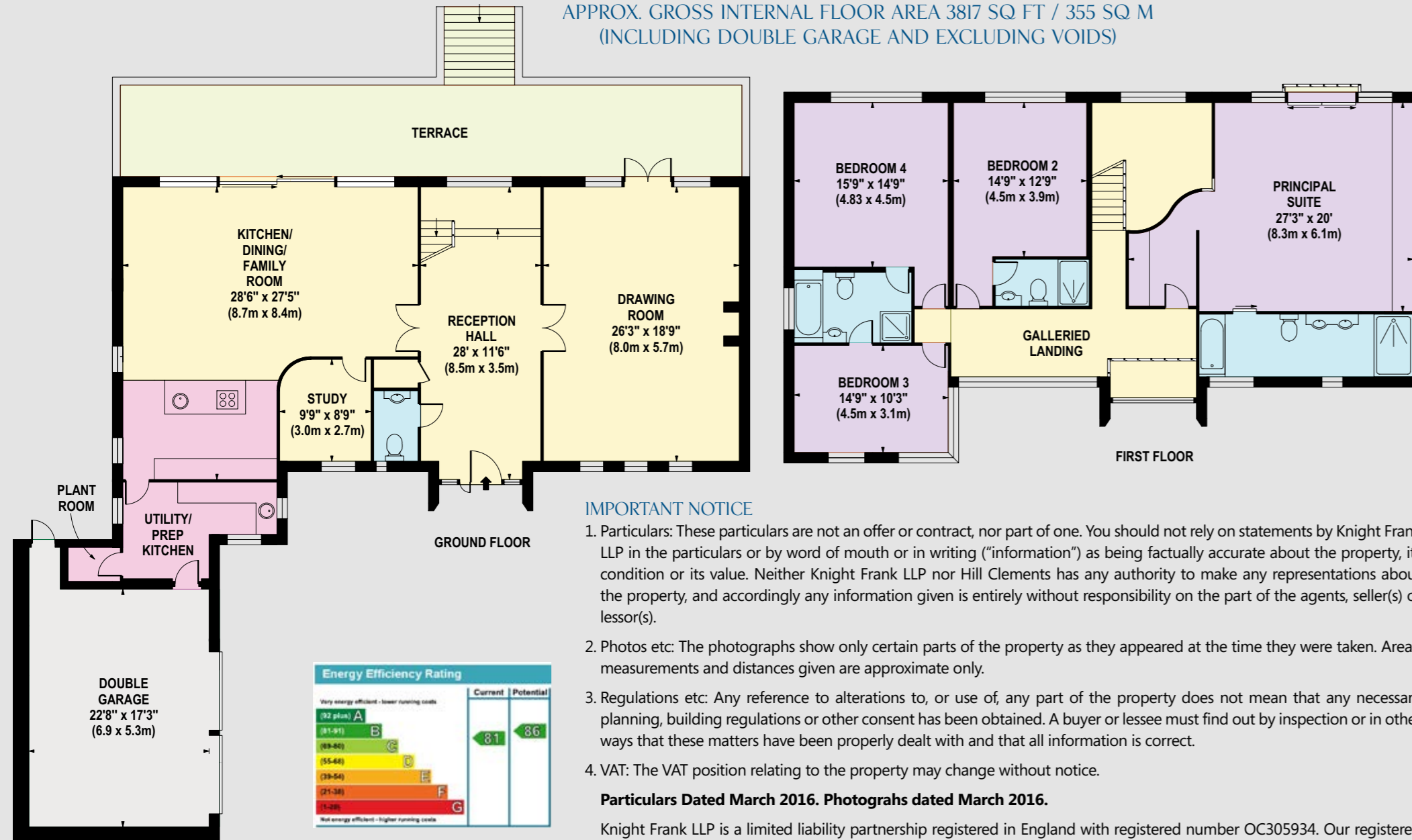
Viewings are arranged by prior appointment strictly through Knight Frank LLP.

## DIRECTIONS (GU2 4HA)

From Guildford Station head south on Walnut Tree Close towards Bridge Street/A322. Turn left onto Bridge Street/A322. Turn right onto Onslow Street/A322. Take the left onto Park Street/A3100 and follow for exactly half a mile. Turn right onto Guildown Road and follow to Upper Guildown Road. Turn right onto Upper Guildown Road and follow round to Guildown Avenue. The Arbour (No. 5) can then be found shortly on your left hand side.

## CURRENT LAYOUT

APPROX. GROSS INTERNAL FLOOR AREA 3817 SQ FT / 355 SQ M  
(INCLUDING DOUBLE GARAGE AND EXCLUDING VOIDS)



### IMPORTANT NOTICE

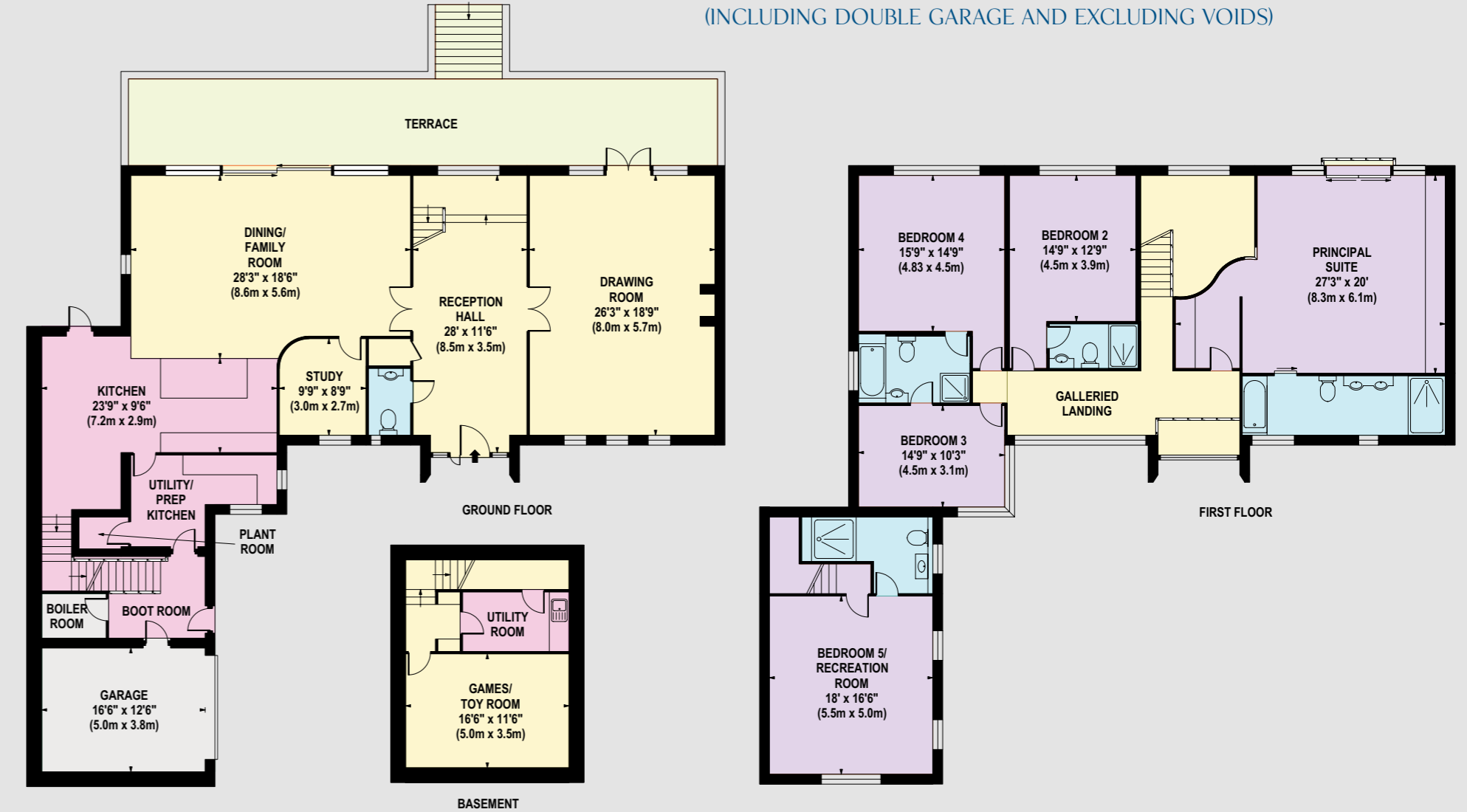
- Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor Hill Clements has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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- VAT: The VAT position relating to the property may change without notice.

**Particulars Dated March 2016. Photographs dated March 2016.**

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

## PROPOSED ACCOMMODATION

APPROX. GROSS INTERNAL FLOOR AREA 4727 SQ FT / 439 SQ M  
(INCLUDING DOUBLE GARAGE AND EXCLUDING VOIDS)



Agents Note: The Planning application can be viewed on Guildford Borough Councils website <http://www2.guildford.gov.uk/publicaccess/> with the Reference No.: 15/P/00247 or in Knight Franks office in Guildford.



## SITUATION

(All distances and times are approximate)

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|--|--|--|---|
|  | <ul style="list-style-type: none"> <li>• Guildford : 0.5 miles</li> <li>• Central London : 31.8 miles</li> <li>• Godalming : 4.3 miles</li> </ul>  |  | <ul style="list-style-type: none"> <li>• G Live</li> <li>• Yvonne Arnaud</li> <li>• Electric Theatre</li> </ul>   |
|  | <ul style="list-style-type: none"> <li>• Guildford Main Line Train Station (from 34 minutes to London Waterloo) : 0.5 Miles</li> </ul>   |  | <ul style="list-style-type: none"> <li>• Pit Farm Tennis Club</li> <li>• Surrey Sports Park</li> <li>• Spectrum Leisure Centre</li> </ul>   |
|  | <ul style="list-style-type: none"> <li>• A3 : 1.3 miles</li> <li>• M25 (Junction 10) : 11.2 miles</li> </ul>   |  | <ul style="list-style-type: none"> <li>• Bramley Golf Club, Bramley</li> <li>• West Surrey Golf Club, Godalming</li> <li>• Guildford Golf Club, Merrow</li> <li>• Worplesdon Golf Course, Woking</li> <li>• Clandon Regis Golf Club, West Clandon</li> <li>• Cranleigh Golf and Country Club</li> <li>• Sutton Green Golf Club, Sutton Green</li> </ul> |
|  | <ul style="list-style-type: none"> <li>• Heathrow : 28.1 miles</li> <li>• Gatwick : 34.8 miles</li> </ul>  |  | <ul style="list-style-type: none"> <li>• Goodwood Racecourse, Chichester</li> <li>• Ascot Racecourse, Ascot</li> </ul>  |
|  | <ul style="list-style-type: none"> <li>• Tormead School, Guildford</li> <li>• Guildford High School, Guildford</li> <li>• Lanesborough Prep School, Guildford</li> <li>• The Royal Grammar School, Guildford</li> <li>• George Abbot School, Guildford</li> <li>• St. Catherine's School, Bramley</li> <li>• Charterhouse School, Godalming</li> <li>• Priorsfield School, Godalming</li> <li>• Aldro School, Shackleford</li> </ul> |  | <ul style="list-style-type: none"> <li>• Cowdray Park Polo Club, Midhurst</li> <li>• Hurtwood Park Polo Club, Ewhurst</li> </ul>  |







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