



COURTLAND

14A Warwicks Bench, Guildford, Surrey, GU1 3TG

HILL CLEMENTS

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Guildford, Surrey GU1 3TG

In one of the most sought after locations in Guildford, with glorious far reaching views over the Wey Valley to Hindhead and Haslemere in the distance and only half a mile from the historic cobbled High Street – a beautifully crafted ten year old family house of immense quality, with an abundance of oak fittings, under floor heating, a triple garage block with a useful guest annexe below and all set within an award winning landscaped garden



**4,733 SQ FT COMPRISING: 5 BEDROOMS: 4 BATHROOMS: MAGNIFICENT RECEPTION HALL WITH OAK STAIRCASE:
CLOAKROOM: SITTING ROOM: DRAWING ROOM OPEN TO DINING ROOM: OAK PANELLED STUDY:
LARGE KITCHEN/BREAKFAST ROOM OPENING TO CONSERVATORY/FAMILY ROOM: UTILITY ROOM: UNDER FLOOR
HEATING THROUGHOUT: 514 SQ FT DETACHED TRIPLE GARAGE WITH 500 SQ FT GUEST ANNEXE BELOW COMPRISING
GAMES ROOM/SITTING ROOM, BEDROOM AND EN SUITE SHOWER ROOM AND WINE STORE:
AWARD WINNING LANDSCAPED 0.54 ACRE GARDEN WITH STUNNING VIEWS**

Cobbled High Street – 0.5 mile. Main Line Station (Waterloo 38 mins) – 1 mile.

PRICE GUIDE: £3,000,000 FREEHOLD

Situation Courtland is situated in a glorious and secret elevated location on Warwicks Bench, only half a mile from the historic cobbled High Street and with glorious south westerly views over the Wey Valley to Godalming, Hindhead and Haslemere. Not only is Courtland within a short walk of the High Street, it also within half a mile of the protected open spaces of Pewley Down, The Chantry Woods and the picturesque River Wey tow path. All of Guildford's excellent facilities are within a short walk, including the excellent shops, restaurants and bars and there are many schools within the vicinity, including Pewley Down Infant School, Holy Trinity Junior School and The Royal Grammar School. The main line station is also within walking distance, providing a frequent service to Waterloo in 38 minutes.

Description Courtland was built in 2002 by Castillian, a local firm of repute, to a very high standard with many fine features including extensive oak joinery. Designed to take full advantage of the site and the glorious views, the house exudes quality throughout with well proportioned rooms, high ceilings and oak windows. There are concrete floors with under floor heating throughout and internal music and vacuum systems. The reception hall is a stunning feature with limestone flooring, a bespoke solid oak staircase and tall windows. There is a cloakroom, sitting room, drawing room which is open to the dining room, a panelled study and a magnificent kitchen/breakfast room which opens into a fine conservatory, with a utility room. On the first floor there are three main bedroom suites, each with dressing rooms and bathrooms and a further two bedrooms sharing a jack and jill bathroom. There is also a huge loft space, easily large enough to create a further two bedrooms and a bathroom, if required.


Outside the triple garage has a very useful guest annexe below and there is a lift and steps down from the driveway to the house. Courtland is completely screened from the road and is very private, accessed via electric oak gates and a sweeping sloping driveway leads to the garaging and parking courtyard. The award winning gardens are a delightful feature and have been carefully designed and planted to provide year round colour and interest, with various seating areas from which to enjoy the fabulous views. In all 0.54 acres.

Directions From the lower end of Guildford High Street, bear right into Quarry Street and turn first left into Castle Street. Carry on up the hill and turn first right into South Hill which leads into Warwicks Bench. Carry on past the turning to Abbot Road and the driveway and electric gates to Courtland will be found on the right hand side, before the turning to Crown Heights and the sharp left hand bend.





Energy Performance Certificate



14a, Warwicks Bench, GUILDFORD, GU1 3TG

Dwelling type: Detached house Reference number: 0546-4002-6283-4032-7930
 Date of assessment: 04 July 2012 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 05 July 2012 Total floor area: 483 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£9,312
Over 3 years you could save	£729

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£726 over 3 years	£363 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;"> You could save £729 over 3 years </div>
Heating	£8,220 over 3 years	£7,854 over 3 years	
Hot Water	£366 over 3 years	£366 over 3 years	
Totals	£9,312	£8,583	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(91-101) A		
(81-90) B		
(69-80) C		
(55-68) D	60	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£441	✔
2 Low energy lighting for all fixed outlets	£380	£288	✔
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£593	○

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/leavingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

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Approximate Gross Internal Area
Ground Floor :- 234 sq m / 2519 sq ft
First Floor (including landing void):- 205 sq m / 2214 sq ft
Total :- 439 sq m / 4733 sq ft

Annexe :- 46 sq m / 501 sq ft
Garage :- 47 sq m / 514 sq ft

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them.

