

HILL CLEMENTS

COURTLAND

14A Warwicks Bench, 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

 $S^{\oplus}_{A}P$

14a, Warwicks Bench, GUILDFORD, GUI 3TG

weening type: Detached notice Reference number: up48-4022-225-4032-793
bate of assessment: RdSAP, existing dwelling late of cartificate: 05 July 2012 Total floor area; 483 m²

Use this document to:

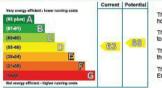
Compare current ratings of properties to see which properties are more energy efficient.
 Find out how you are says energy and money by profession to property and properties.

0	FIRE OUL HOW Y	ou can a	ave energy	drig tric	riey by	шыыну	improvement measures	
	THE R. P. LEWIS CO., LANSING, MICH.				2000			

Estimated energy of	£9,312							
Over 3 years you c	£729							
Estimated energy costs of this home								
	Current costs	Potential costs	Potential future savings					
Lighting	£726 over 3 years	£363 over 3 years						
Heating	£8,220 over 3 years	£7,854 over 3 years	You could					
Hot Water	£366 over 3 years	£366 over 3 years	save £729					
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These figures show how much the average household would spend in this property for heating, lighting and ho water. This excludes energy use for running appliances like TVs, computers and dookers, and any electricity generated by unitrogenerations.

Energy Efficiency Rating



The graph shows the current energy efficiency of you

The higher the rating the lower your fuel bills are like to be

The potential rating shows the effect of undertaking the recommendations on page 3.

he average energy efficiency rating for a dwelling ingland and Wales is band D (rating 60).

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£441	0
2 Low energy lighting for all fixed outlets	£380	£288	
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£693	0

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

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