



CHANTRY VIEW HOUSE
8 BEECH LANE, GUILDFORD, GU2 4ES



HILL CLEMENTS



Chantry View House

8 Beech Lane, Guildford
Surrey, GU2 4ES

In a quiet elevated setting above the town and towards the end of a no through road, with glorious views over the town and down the Wey Valley to Chantry Woods and beyond – a stunning, architecturally designed family home, with extensive and stylish accommodation, ideal for a large family and with many fine features including five bedroom suites and stunning reception and entertaining areas inside and out

**5/6 BEDROOMS: 5 BATHROOMS (ALL EN SUITE):
RECEPTION HALL: DRAWING ROOM:
TV/PLAYROOM: STUNNING KITCHEN/DINING
ROOM OPENING TO FAMILY ROOM: UTILITY
ROOM BOOT ROOM: GARAGE WITH GYM AND
OCCASIONAL BEDROOM AND SHOWER ROOM:
0.37 ACRE GARDEN WITH AMAZING VIEWS,
ENTERTAINING AND SUN TERRACES:**

High Street – 0.8 mile
Mainline station (Waterloo 38 mins) – 0.9 mile

01483 300 300

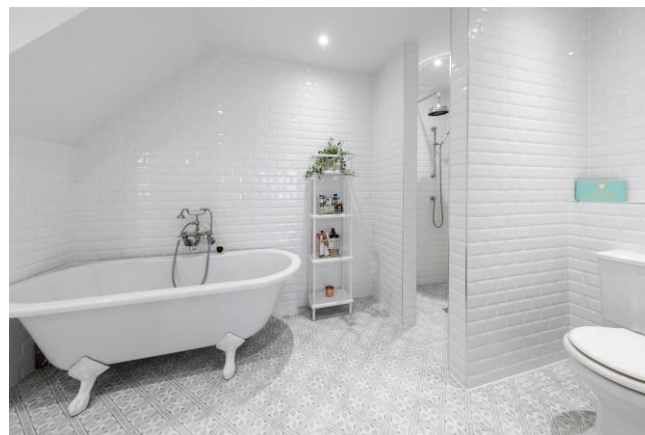
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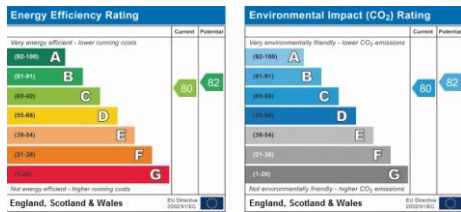
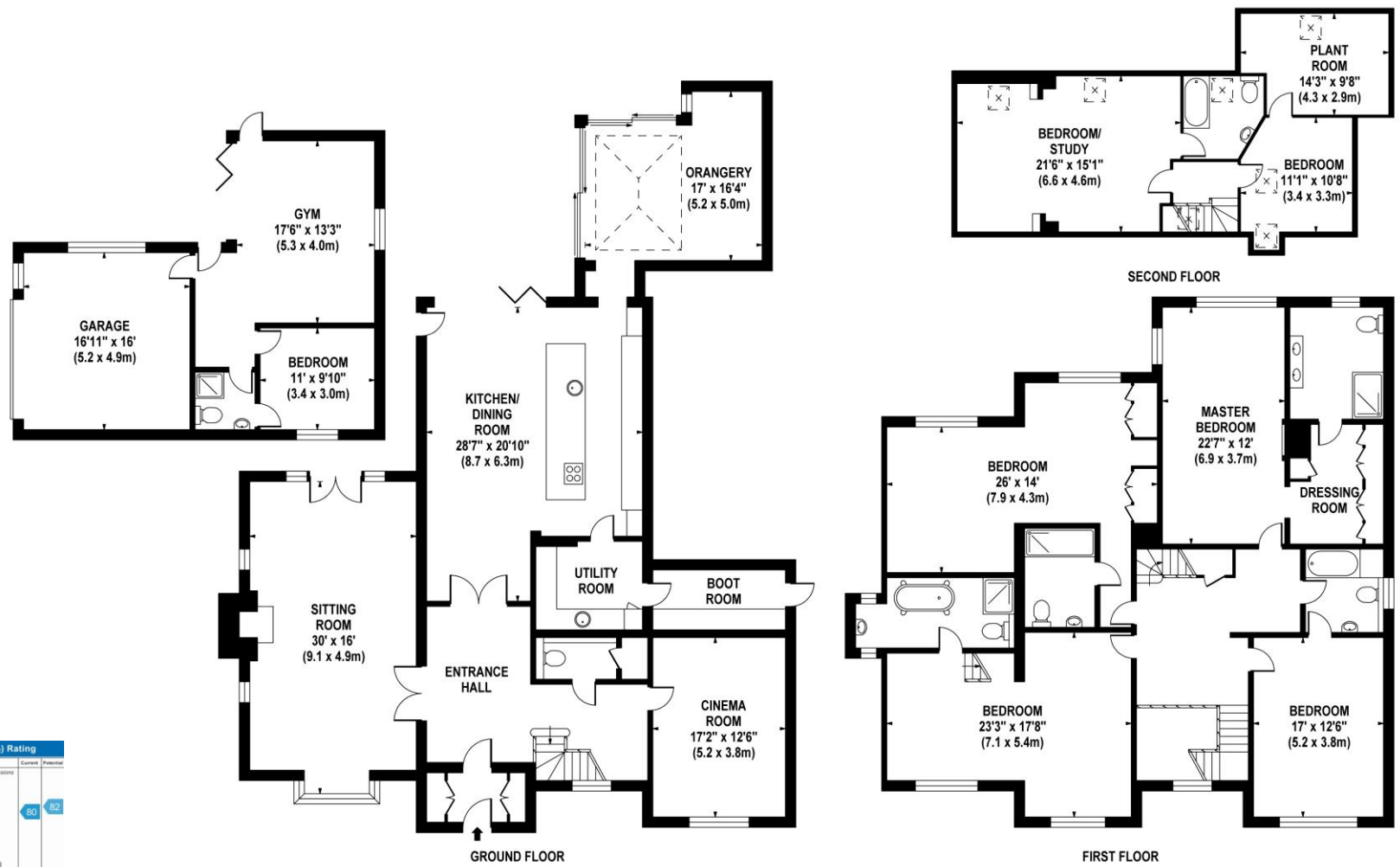
THE LOCATION

Chantry View House is situated almost at the end of a quiet no through road of individual properties in the highly regarded Guildown area. It is an elevated setting, above the town and there are glorious views over the town and down the Wey Valley to the Chantry Woods and beyond over fields to Blackheath. Although quiet and tucked away, the location is extremely convenient and is within walking distance of the main line station and the High Street. All of Guildford's excellent amenities are therefore also within walking distance, including the numerous restaurants and bars. Many of Guildford's popular schools are within walking distance and the wide open spaces of the Downs are nearby providing lovely walks with incredible views

THE PROPERTY

Chantry View House, architecturally designed and built in 2016, is a significant contemporary family house, built to exacting standards. Designed to take full advantage of the wonderful views of the Chantry Woods, and beyond to the South Downs, the accommodation flows in an entirely practical way and would suit a large family. There is a great feeling of light and space with extensive glazed areas and large windows from which to enjoy the views at the front and many bi fold doors at the rear where there is excellent entertaining space inside and out. There is a useful enclosed entrance porch and a large reception hall, off which are the drawing room, tv/playroom, cloakroom and kitchen/dining/family areas. A feature and beautifully finished staircase leads to a large first floor landing where the four principal bedroom suites are located. The principal suite has bi fold doors leading out to a raised terrace and the garden and a dressing room which leads to the bathroom. A further staircase leads from the first floor landing to the second floor landing where there is a large fifth bedroom suite and a sixth bedroom or study





APPROX. GROSS INTERNAL FLOOR AREA 4745 SQ FT / 441 SQ M (MAIN HOUSE)
 APPROX. GROSS INTERNAL FLOOR AREA 716 SQ FT / 66 SQ M (OUTBUILDING)
 APPROX. GROSS INTERNAL FLOOR AREA 5461 SQ FT / 507 SQ M (TOTAL)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

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GARDEN

A driveway leads through double gates with a pedestrian gate to a large parking and turning area in front of the house with mature beech trees and landscaped garden areas. Gates then lead through to the rear garden where there is an entertaining area adjoining the house with accesses to the drawing room, family room and kitchen/dining areas. Steps lead up to an area of level lawn and further steps lead to the raised sun terrace which links to the terrace accessed via the principal suite, and all provide lovely secluded, sunny and peaceful areas in which to relax or entertain. In all the garden extends to approximately 0.37 acres.

OUTSIDE

A covered way leads from the boot room to the **Outbuilding**, which comprises a garage, gym, occasional bedroom and shower room. This area would be ideal for a home office or an au pair's/relatives suite and there are lovely views from here down the valley.

DIRECTIONS

From Guildford's one way system, take the A3100 Portsmouth Road singed to Godalming. After 0.4 mile, and after the third set of pedestrian crossing traffic lights, turn right into Guildown Road. Take the first turning on the right into Beech Lane and proceed up the hill where Chantry View House, number 8, will be found on the left, behind the Purbeck dry stone wall.

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