



NORTHOWNS RISE

23B Fort Road, Guildford, GU1 3TE



HILL CLEMENTS



NORHDOWNS RISE

23B Fort Road, Guildford
Surrey, GU1 3TE

A well-proportioned four-year-old family house with almost 6,500 sq ft of as new accommodation arranged over four floors, with stunning southerly views over Chantry Woods and beyond to Haslemere and Hindhead, situated in one of Guildford's most sought after residential roads, only 50 metres from the open Downs and half a mile from the High Street.

**6/7 BEDROOMS: 6 BATHROOMS (5 EN SUITE):
RECEPTION HALL: 2 CLOAKROOMS: DRAWING
ROOM: SITTING ROOM OPENING TO DINING
AREA OPENING TO KITCHEN/BREAKFAST
ROOM: STUDY: CINEMA ROOM: GYM WITH EN
SUITE SHOWER ROOM: LAUNDRY AND PLANT
ROOMS: INTEGRAL DOUBLE GARAGE:
LANDSCAPED GARDENS**

High Street – 0.5 mile.
Main line station (Waterloo 38 mins) – 1 mile.

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THE LOCATION

Northdowns Rise is situated in one of the town's most sought after residential roads above the town and therefore benefits from the most amazing southerly views over the Wey Valley to Haslemere and Hindhead on the horizon. The views are incredible from every room and the changing weather patterns, many miles away are clearly visible from the house. The historic High Street is at the bottom of the hill with its shops, restaurants and bars and there is a weekly market and a monthly farmer's market. The wide-open spaces of the Downs are at the end of the road providing miles of lovely walks with similar views, and the main line station is also within walking distance. The Royal Grammar School is in the High Street and Lanesbrough, Tormead and The Girls High School are all within easy reach.


THE PROPERTY

Northdowns Rise was completed only four years ago by a local firm of developers and has extensive accommodation arranged over four floors. The house has barely been lived in, and is therefore almost "as new". All the rooms are light and airy with large sash windows flooding in sunlight and providing truly stunning views over the Chantry Woods, farmland and the Wey Valley. The spacious accommodation extends to nearly 6,500 sq ft over four floors and is very family orientated. There are four bedroom suites on the first floor, with a fifth suite and two further bedrooms and sixth bathroom on the second floor. There are three reception areas on the ground floor with a large open plan kitchen/breakfast/family room. The lower ground floor has a gym with en suite shower room, cinema room with bar, laundry and plant room. There is also a cloakroom and integral double garage on this floor.

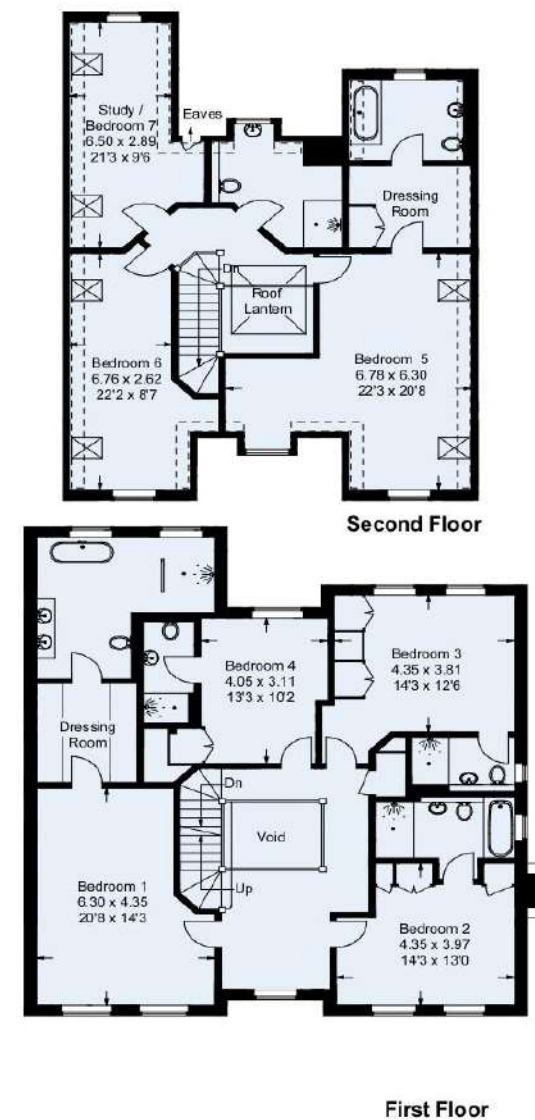
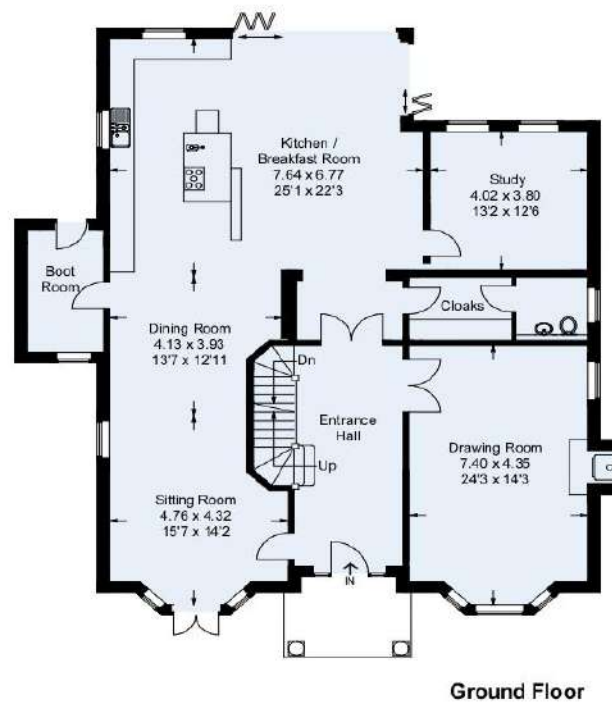
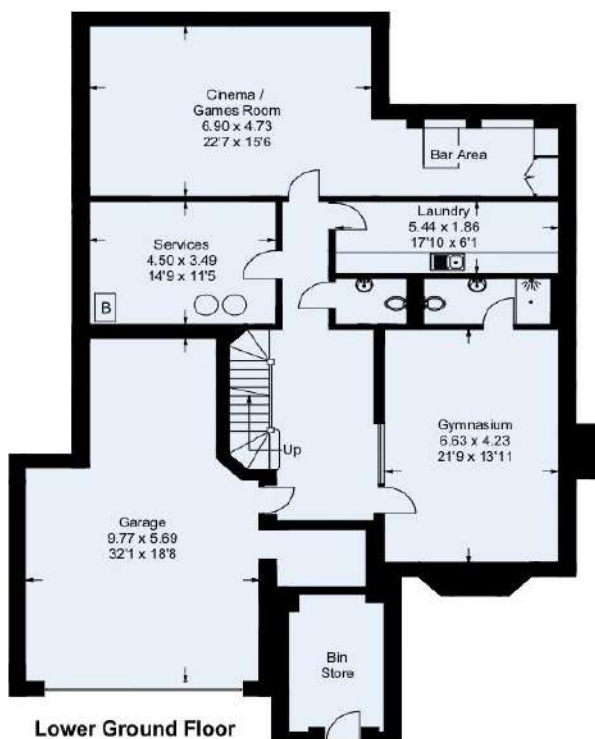


This plan is for representation purposes only. Reproduced from plans supplied by the Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



 = Reduced headroom below 1.5 m / 5'0"

Approximate Gross Internal Area
 Lower Ground Floor = 134.2 sq m / 1444 sq ft
 Ground Floor = 179.5 sq m / 1932 sq ft
 First Floor = 140.3 sq m / 1510 sq ft
 Roof Space (Excluding Reduced Headroom) = 87.6 sq m / 944 sq ft
 Garage / Bin Store = 61.8 sq m / 665 sq ft
 Total = 603.4 sq m / 6495 sq ft



OUTSIDE

Electric double iron gates lead into a parking courtyard with access to the garage and steps up to the front door.

The garden of Northdowns Rise has been carefully landscaped to provide interesting seating and entertaining areas with a water feature and bridge, a raised sun deck, brick retaining walls, raised grassed areas and glassed balustrades. A large paved terrace surrounds the house with seating areas front and rear, ideal for Al fresco breakfast at the front and evening dining at the rear in summer months.

DIRECTIONS

From the bottom of Guildford's High Street, bear right into Quarry Street, turn first left into Castle Street and then first right into South Hill. Continue up the hill and turn left into Fort Road. Carry on up Fort Road around the right and left hand bends and a right hand kink in the road, and Northdowns Rise will then be found on the left.

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