



**UNDERSHAW**

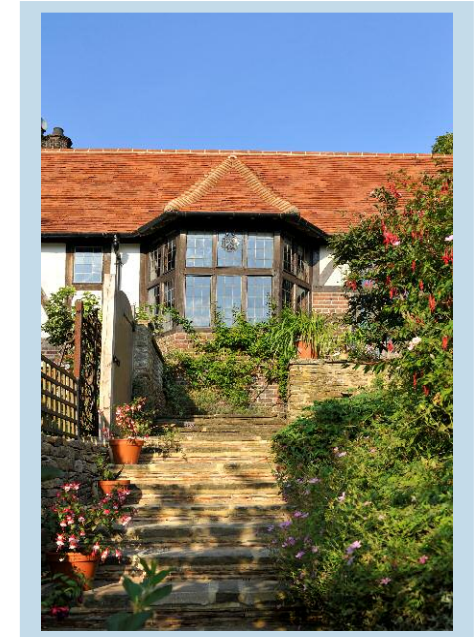
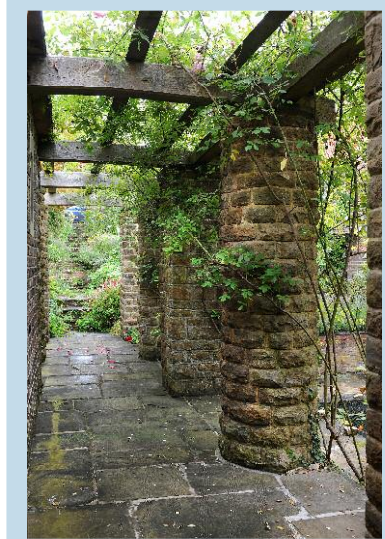
**18 Warwicks Bench, Guildford, Surrey, GU1 3TG**

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**UNDERSHAW**  
**18 Warwicks Bench, Guildford,**  
**Surrey GU3 1TG**



**In exclusive Warwicks Bench, only half a mile from the High Street and close to miles of lovely walks on the Downs, Chantry Woods and the River Wey – the principal portion of a fascinating and important Grade II Listed period house by Baillie Scott with many Arts and Crafts features including a magnificent beamed and panelled vaulted drawing room and an abundance of oak joinery and panelling**

**4 BEDROOMS: 2 BATHROOMS (1 EN SUITE): ENTRANCE HALL: MAGNIFICENT BEAMED VAULTED AND PART PANELLED DRAWING ROOM: LOWER HALL WITH CLOAKROOM: DINING ROOM: STUDY: MARK WILKINSON FITTED KITCHEN AND UTILITY ROOM: GAS CENTRAL HEATING: GARAGE WITH WORKSHOP BELOW: ATTRACTIVE GARDEN WITH YORK STONE TERRACING AND LEVEL LAWN AREA, IN ALL APPROXIMATELY 0.21 ACRES**

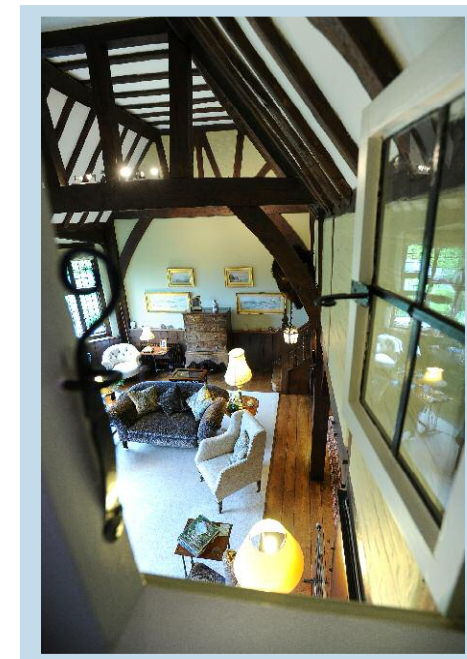
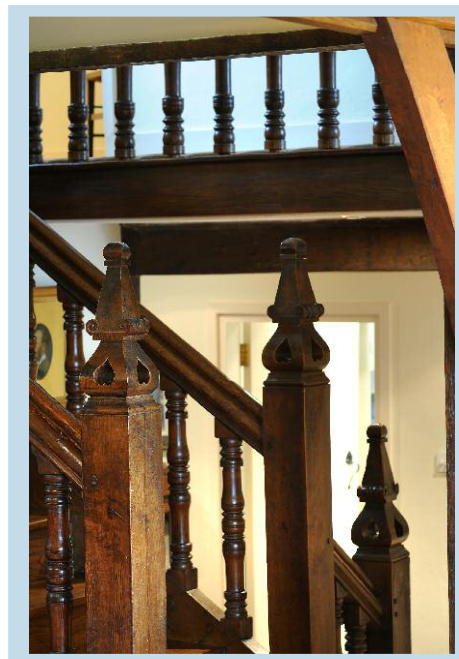
**Guildford High Street – 1 mile. Main line station – Waterloo 38 mins) – 1 mile**

**PRICE GUIDE: £1,375,000 FREEHOLD**

**Situation** Undershaw stands in a convenient and elevated position in exclusive Warwicks Bench, on the slopes of Pewley Down. The historic cobbled High Street is within half a mile and all the excellent shops, shopping malls, restaurants and bars are therefore within walking distance. The main line station, with its regular service to Waterloo in 38 minutes is also within an easy walk. Many of Guildford's most sought after schools are also close by, including Pewley Down Infant School, Holy Trinity Junior School, Lanesborough, The Royal Grammar School, the Girl's High School and Tormead. There are many lovely walks nearby, including the protected open spaces of Pewley Down, Chantry Woods and the River Wey tow path.

**Description** Undershaw is the principal portion of an important Grade II Listed house by M H Baillie Scott, one of the leading architects of the Arts and Crafts movement. Dating back to around 1910, the house was carefully designed by Scott to fit the contours of the land and therefore has an interesting and unconventional layout with four different levels. The house was divided into two in the 1950's and Undershaw retained the original great hall, a magnificent vaulted, beamed and part panelled room, now forming the drawing room and the true heart of the house. There is also a fine beamed dining room and an octagonal shaped study, originally a bathroom which had a sunken marble bath. The kitchen has been beautifully fitted out by Mark Wilkinson and includes Miele appliances and the adjoining utility room has been similarly fitted. There are four bedrooms on the first floor, the principal of which has an en suite bathroom. Over the last decade Undershaw has been lovingly restored and modernised by the present owner and works have included re plumbing, a new central heating system, partial re wiring with a modern fuse board, part re roofing, new bathrooms with Heritage and Lefroy Brookes suites, a Mark Wilkinson kitchen and complete re decoration throughout.

**Directions** From the lower end of Guildford High Street, turn first right, before the cobbles, into Quarry Street, first left into Castle Street and first right into South Hill. Continue up the hill, passing Castle Hill on the right, and carry on into Warwicks Bench. Undershaw will then be found on the right hand side, just before the turning to Crown Heights and the sharp left hand bend.





## Energy Performance Certificate



18, Warwicks Bench, GUILDFORD, GU1 3TG

Dwelling type: Semi-detached house  
 Date of assessment: 08 August 2012  
 Date of certificate: 13 August 2012

Reference number: 0288-1099-7248-0402-8930  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 218 m<sup>2</sup>

### 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:	£7,086
Over 3 years you could save	£2,460

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£111 over 3 years	£219 over 3 years	
Heating	£8,123 over 3 years	£4,011 over 3 years	
Hot Water	£519 over 3 years	£366 over 3 years	
<b>Totals</b>	<b>£7,086</b>	<b>£4,826</b>	

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



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 Increase loft insulation to 270 mm	£100 - £350	£238	✓
2 Cavity wall insulation	£500 - £1,500	£816	✓
3 Floor insulation	£800 - £1,200	£339	✓

See page 3 for a full list of recommendations for this property.  
 To find out more about the recommended measures and other actions you could take today to save money, visit: [www.direct.gov.uk/havingenergy](http://www.direct.gov.uk/havingenergy) or call 0306 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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