

Downsview House
Warren Road, Guildford, Surrey GU1 2HQ



HILL CLEMENTS

HAMPTONS
INTERNATIONAL



Downsview House

An elegant and individual brand new house with approximately 5,000 sq ft of luxurious accommodation constructed and equipped to the highest of specifications. Situated at the end of a private drive, at the head of Warren Road and with breathtaking views over adjoining open downland to the silhouettes of London's skyline on the horizon.

Guildford High Street - 1.25 mile
Mainline Station (Waterloo 38 minutes) - 2 miles
Central London - 29 miles

Summary of Accommodation

5 bedroom suites, galleried reception hall with walnut staircase, cloakroom, drawing room, dining room, tv room, 34' kitchen/family/dining room, utility room, second floor games room/bedroom 6, gas fired underfloor heating, balcony with glorious views, detached double garage, landscaped garden, in all about 0.33 acres including the private driveway





SITUATION Downsvie House is situated at the end of a private driveway at the head of Warren Road and adjoining the open Downs. The views are truly stunning and the house has been designed to take full advantage of these, with large east facing windows and a feature balcony all overlooking the Downs and beyond to London in the distance. The greenbelt open downland provides lovely walks to Guildford Golf Course and on to Newlands Corner and beyond. The historic cobbled High Street is just over a mile away with its excellent shops, adjoining malls and nearby restaurants, cafes and bars catering for every taste. In the vicinity there are excellent schools, both private and state, including the Royal Grammar School, Guildford High School, Tormead School and George Abbot. The mainline railway station provides fast and frequent services to London Waterloo in about 38 minutes and there is access to the A3 for links to London, the south coast and the M25, within 2.5 miles.

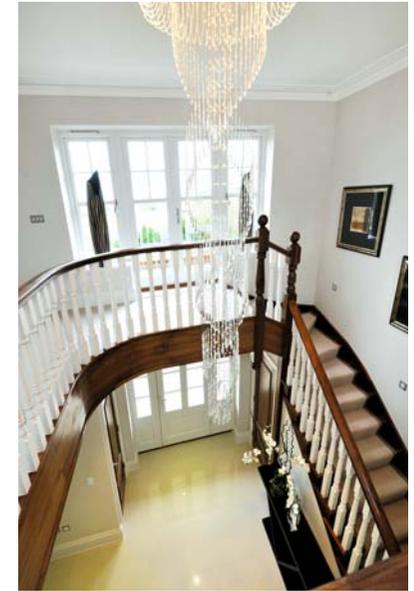
DESCRIPTION Downsvie House is a new family house constructed to the highest of standards by specialist individual house builders Hawksmoor Homes. This stunning new home has classic Michelmerch brick elevations with Portland stone detailing and high quality wooden windows under a traditional clay tiled roof. There are concrete floors throughout with underfloor heating to the ground and first floors and the house has very high insulation efficiency to achieve Code for Sustainable Homes Level 3. Interior features include walnut doors and a beautiful walnut staircase, porcelain floors to the reception hall, cloakroom, kitchen/family room, utility room and all bathrooms, while the three principal reception rooms have wooden flooring.

The superb kitchen is by Poggenpohl with Miele appliances including a 5-ring halogen hob, 2 ovens, a combination microwave oven and steam oven, whilst the bathrooms are designed by CP Hart and feature Duravit, Matki and Hansgrohe products. The house is extensively wired for



high definition audio visual and data transmission with Cat 6 cabling and a Smart Home System by Control 4 to control mood lighting, heating management and AV programming. The property has the benefit of a 10 year NHBC warranty.

OUTSIDE A hard surfaced private driveway leads all the way from Warren Road. There are full height secure gates which lead to the secluded parking area and double garage. To the front is a lawn bordered by shrub and flower beds with a paved terrace in front of the large covered entrance porch. To the rear a paved terrace adjoins the house and the remainder of the garden is mainly lawned with fencing to the boundaries. The rear is south-west facing.



left, just before Downside Road, into the driveway leading past the front of Downside Place and Brownings Down. Downside House will be found at the end of this driveway, adjoining the Downs.

SERVICES

All main services connected.

LOCAL AUTHORITY

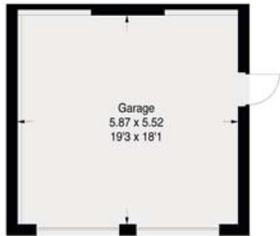
Guildford Borough Council
01483 505050

Postal Address:

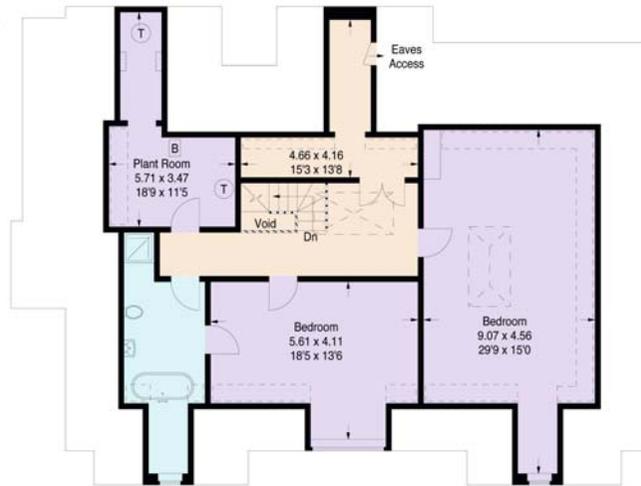
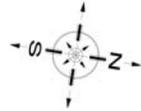
Downside, Warren Road,
Guildford GU1 2HQ



Downsview House, Warren Road, Guildford, Surrey



Garage
(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor

Reduced headroom below 1.5 m / 5'0"

FLOORPLANZ © 2013 0845 6344080 Ref 108432

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Performance Certificate

Downsview House, Warren Road, GUILDFORD, GU1 2HQ

Dwelling type: Detached house Reference number: 8712-7234-0250-2791-1992
 Date of assessment: 19 April 2012 Type of assessment: SAP, new dwelling
 Date of certificate: 15 April 2013 Total floor area: 532 m²

Use this document to:

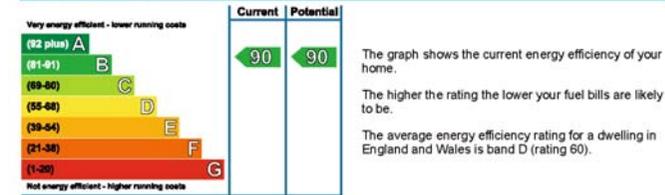
- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years: **£ 3,627**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 408 over 3 years	£ 408 over 3 years	Not applicable
Heating	£ 2,895 over 3 years	£ 2,895 over 3 years	
Hot Water	£ 324 over 3 years	£ 324 over 3 years	
Totals	£ 3,627	£ 3,627	

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



For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. It should not be assumed that the property remains as displayed in the photographs and no assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a guide only and are not precise. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, furniture, lighting, kitchen equipment and garden statuary, whether fitted or not, are deemed to be removable by the Vendor unless specifically itemised within these particulars. It should not be assumed that the property has all necessary planning permissions, building regulations or other consents and where any reference is made to planning permissions or potential uses such information is given in good faith.





Viewing strictly by confirmed appointment through:

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