

Tilehouse Road, Guildford, Surrey





A spectacular home, **recently refurbished** by the current owner to the highest standards and is just 1.3 miles from Guildford High Street.

Summary of accommodation

Ground Floor: Reception hall | Drawing room | Spectacular kitchen/breakfast/dining/family room | Play room | Wine cellar | Cloakroom | Access to integral garage

First Floor: Four double bedrooms | Three en suites | Dressing room to principal bedroom | Main family bathroom

Garden and Grounds: Expansive wrap around terrace ideal for entertaining | Large level lawn | Children's play area | Superb detached red cedar clad home office/gym/studio

In all approximately 0.34 acres

Distances

Guildford High Street 1.3 miles, Central London 32.8 miles

Train Station: Guildford Main Line Station (from 34 minutes to London Waterloo) 1.5 miles, Guildford, London Road (from 47 minutes to London Waterloo) 1.9 miles

Roads: AA3 2.5 miles, M25 (Junction 10) 10.3 miles

Airports: Heathrow 21.9 miles, Gatwick 25.1 miles

(All distances and times are approximate)



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Situation

No. 56 Tilehouse is located in one of the most sought-after roads in Guildford, with Guildford High Street just over one mile away. Uniquely positioned to provide a peaceful country feel yet being in the thick of the town No. 56 truly provides an idyllic lifestyle perfect for the large family of all age groups.

Shalford Village with its convenience store, pharmacy, wine store, station and very popular Snooty Fox restaurant is under a mile away whereas main town Guildford offers more extensive shopping and leisure facilities, together with a good number of excellent restaurants.

Guildford main line station is 1.5 miles away, with services into London Waterloo taking approximately 34 minutes. The A3 at Guildford provides access to the M25 and national motorway networks, as well as Heathrow and Gatwick airports. There is an excellent choice of schools in Guildford itself, including The Royal Grammar School, Guildford High School, Lanesborough and Tormead, with other schools slightly further afield, including St Catherine's at Bramley, both Charterhouse and Prior's Field in Godalming, Cranmore at West Horsley and Cranleigh School in Cranleigh.





No. 56's position so close to both the town and country offer miles of excellent walking, cycling and riding with the Chantry Woods, Shalford Mill and the River Wey just a few minutes' walk. A short distance further are the wonderful Pewley Downs, St Martha's Hill and Newlands Corner.

Schools

The area is well-known for having excellent schooling - both state and private.

The Royal Grammar School,
Guildford
Guildford High School, Guildford
Tormead School, Guildford
Lanesborough Prep School,
Guildford

St. Catherine's School, Bramley
Holy Trinity Junior School, Guildford
Pewley Down Infant School, Guildford
Cranmore Prep School, West Horsley
Charterhouse School, Godalming

Amenities

Arts: G Live, Yvonne Arnaud Theatre, Electric Theatre,

Sport: Spectrum Leisure Centre, Surrey Sports Park

Golf: West Surrey, Guildford, Bramley, Hurtmore

Tennis: Onslow, Pit Farm, Merrow, Birtley

Rowing: Guildford Rowing Club





The property

This magnificent property, located just 1.3 miles from Guildford High Street, is a recently refurbished home that exudes contemporary elegance and style. The current owner has spared no expense in ensuring that every inch of this property has been renovated to the highest standards. The property is set on approximately three quarters of an acre, which includes an expansive wrap around terrace which is perfect for entertaining in warmer weather.

The ground floor accommodation of this property comprises of a welcoming reception hall that leads to the spectacular open plan kitchen/breakfast/dining/family room. This room has been designed by Smallbone kitchens, a renowned luxury kitchen manufacturer, and boasts top-of-the-range appliances, sleek cabinetry, and ample storage space. The kitchen area is a true masterpiece and is perfect for cooking and entertaining. Additionally, the ground floor offers an attractive drawing room with original parquet flooring which leads through to the separate study.

On the first floor of the property, there are four double bedrooms, three of which have en suite facilities. The principal bedroom has a dressing room, which provides ample space for storage, and a luxurious en suite bathroom. There is also a main family bathroom on this floor.

Gardens and grounds

The property has an impressive garden, which features a lovely open large flat lawn that provides a perfect outdoor space for relaxation and entertainment. The detached outbuilding is a versatile space that can be used as a home office, gym, or studio. The property offers plenty of potential for customisation and the outbuilding can be tailored to suit the specific needs of the owner.

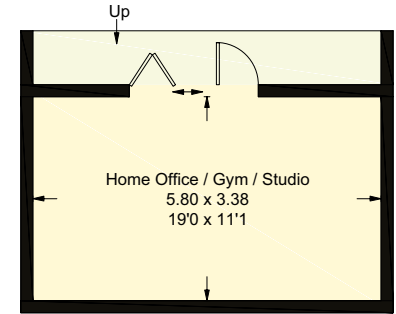




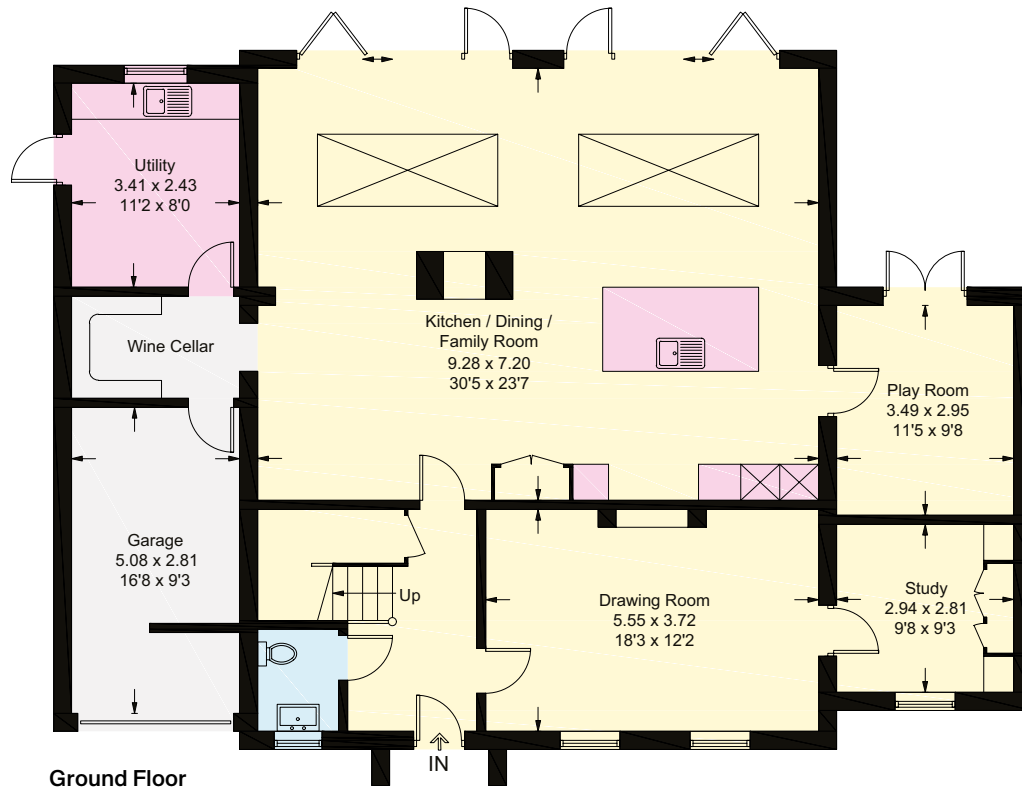
Approximate Gross Internal Floor Area
 265.1 sq m / 2853 sq ft (Including Garage)
 Home Office / Gym / Studio = 19.7 sq m / 212 sq ft
 Total = 284.8 sq m / 3065 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

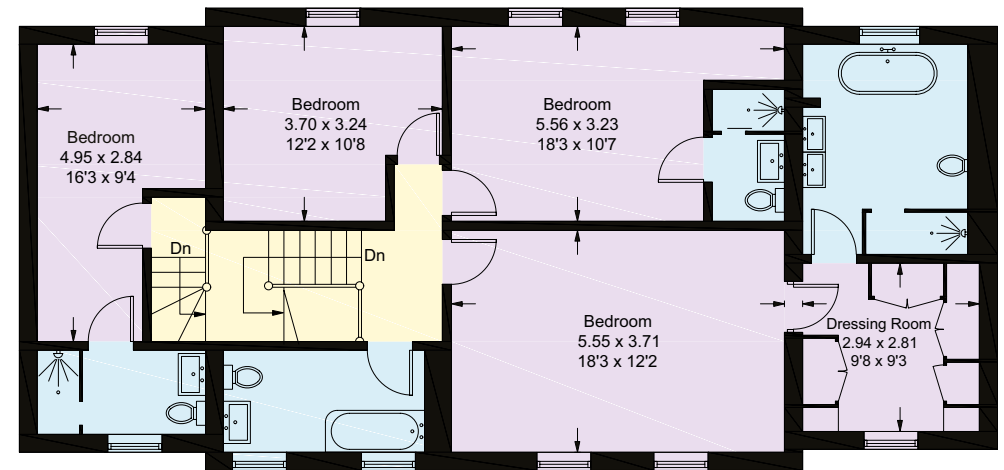
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Services

We are advised by our clients that the property has mains water, electricity, drainage and gas central heating.

Directions (Postcode: GU4 8AJ)

Driving south on Millmead with Guildford High Street on your left and the Yvonne Arnaud Theatre on your right-hand side, drive approximately three-quarters of a mile, turning left into Pilgrims Way. Then take the first right into Tilehouse Road, where the property (No. 56) can be found on your right after the right-hand bend and on taking the right-hand fork towards the end of the road.

Viewings

Viewing is strictly by appointment through Knight Frank and Hill Clements.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band G

EPC Rating: D









Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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