



CHANTRY POINT APARTMENTS

Northdown Lane, Guildford GU1 3TS



HILL CLEMENTS

CHANTRY POINT APARTMENTS

Northdown Lane, Guildford, Surrey GU1 3TS



HILL CLEMENTS

www.hillclements.com

01483 300 300

6 Quarry Street, Guildford, Surrey, GU1 3UR
info@hillclements.com

In a quiet private road at the foot of the Downs, just off Warwicks Bench Road and with glorious southerly views over fields to Chantry Woods and beyond – an exciting development of five quality apartments, four of which will be sold, with many fine features including south facing balconies and terraces and secure under ground parking

- **LIFT ACCESS TO ALL FLOORS**
- **2 BEDROOMS**
- **EN SUITE SHOWER ROOM**
- **BATHROOM**
- **OPEN PLAN SITTING/DINING ROOM AND KITCHEN WITH GLAZED DOORS TO TERRACES/BALCONIES**
- **UNDERFLOOR HEATING**
- **QUALITY FIXTURES AND FITTINGS THROUGHOUT**
- **UNDERGROUND PARKING FOR TWO**
- **PRIVATE TERRACES ON GROUND FLOOR AND BALCONIES ON FIRST FLOOR**

High Street – 0.8 mile
Guildford (Waterloo 38mins) – 1.2 miles

The Location

Chantry Point is situated in an elevated setting, at the foot of Pewley Downs, towards the end of a short private lane, just off Warwicks Bench Road, which is a highly regarded residential area just to the south of the High Street. The wide open spaces of the Downs are literally on the doorstep and Chantry Woods are also close by, providing lovely and varied walks, yet the historic High Street with its excellent shops, restaurants and bars is only 0.8 mile. The main line station is just over a mile away with its frequent commuter service to Waterloo in 38 minutes and less. The views from each apartment will be stunning, and will look south over roof tops to farmland and Chantry Woods and beyond.

The Property

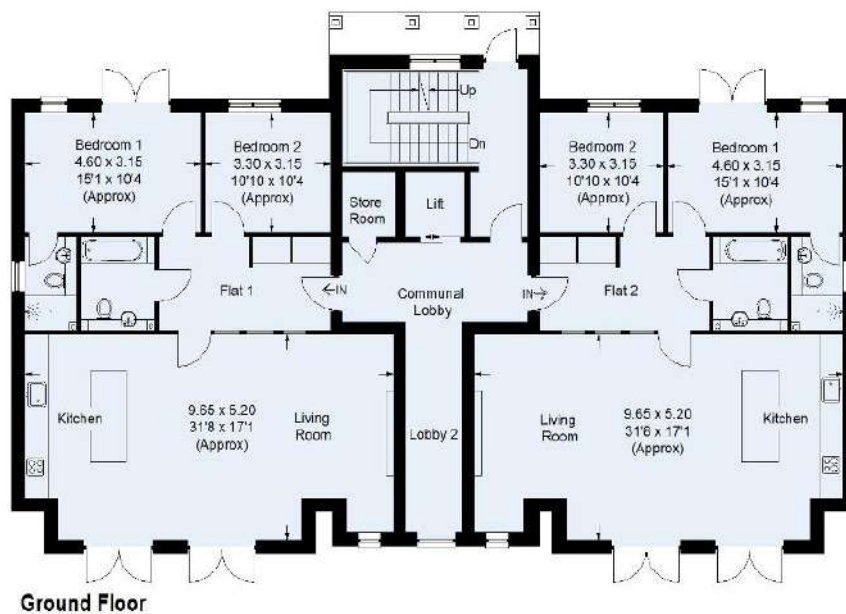
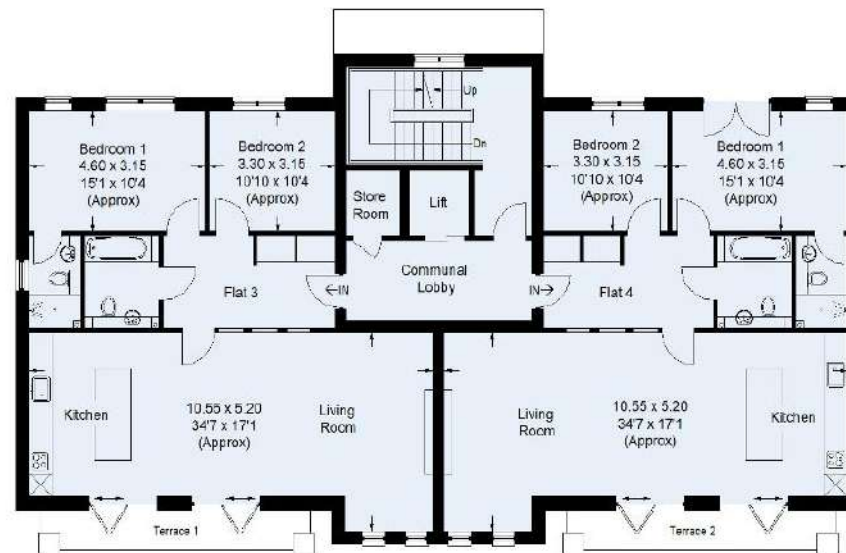
Chantry Point will comprise five light and airy apartments, four of which will be sold, whilst the penthouse will be retained by the current owner. There will be two ground floor and two first floor apartments for sale all with lift access from the secure basement parking, and also with access from the ground floor. The ground floor apartments will have two sets of double doors to the south elevation accessing private terrace areas and similar double doors from the main bedroom lead to front terraces. The first floor apartments will have bi fold doors to the south balconies and double doors from the main bedrooms to Juliet balconies at the front. Each apartment will comprise two bedrooms and two bathrooms, one en suite, and a lovely open plan sitting/dining room which is open to the contemporary kitchen. There will be under floor heating throughout and quality fixtures and fittings with a contemporary feel throughout with large areas of glass from which to enjoy the views. The apartments are designed for ease of maintenance and will provide an ideal “downsize property” or a “lock up and leave”.

Directions

From the lower end of the High Street, turn first right into Quarry Street, first left into Castle Street and first right into South Hill. Carry on up the hill and into Warwicks Bench, continuing around the sharp left hand bend into Warwicks Bench Road. Carry on until reaching the sharp right hand bend with Echo Pit Road and turn left on the bend into Northdown Lane. Continue up the lane and Chantry Point will be found on the right, opposite Eden House.



Approximate Gross Internal Area
 Basement (Excluding Communal Area / sump)
 341 sq m / 3670 sq ft
 Flat 1 = 94.3 sq m / 1015 sq ft
 Flat 2 = 94.3 sq m / 1015 sq ft
 Flat 3 = 91.3 sq m / 983 sq ft
 Flat 4 = 91.3 sq m / 983 sq ft
 Total = 712.2 sq m / 7666 sq ft
 Communal Areas (including Lift / Lobby / Store Room)
 105.8 sq m / 1139 sq ft



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.

