



HILL CLEMENTS
SALES AND LETTINGS



£2,600,000

Atholl House, Church Lane
Worplesdon, GU3 3RU

A fine detached family house of character set within 1.98 acres with swimming pool and tennis court in a highly regarded private road in Worplesdon, close to Whitmoor Common and only 1.75 miles from Worplesdon station

PROPERTY SUMMARY

Atholl House is set within delightful 1.98 acre park-like grounds in a highly regarded private road. Worplesdon station is only 1.75 miles away, providing a commuter service to Waterloo in as little as 32 minutes. Guildford's historic High Street is about 4 miles with its excellent shopping and numerous restaurants and bars. Here the main line station provides a regular commuter service to Waterloo in 38 minutes. There is easy access to the A3 in just over 2 miles, which links with the M25 giving access to Heathrow and Gatwick airports. Whitmoor Common is within 400 metres providing miles of protected heathland with great walks and rides.



5



3



4







Atholl House was built in 1936 and was reputedly the second house to be built in Church Lane. It has subsequently been extended to provide very spacious family orientated accommodation with well proportioned rooms, the majority of which face south overlooking the beautiful grounds. There are five bedrooms on the first floor, one of which is used as a study, and three bathrooms, all cleverly situated on the north side of the accommodation. On the ground floor there is an impressive and welcoming reception hall, with three reception rooms leading off it. The large kitchen/breakfast room forms the heart of the house and has a lovely breakfast area overlooking the terrace and swimming pool. There is also a study/playroom with en suite shower room, ideal for use after a swim.

The gardens and grounds are a stunning feature of Atholl House, which is approached via impressive electric gates which open into a large forecourt for parking and turning. The rear garden faces south and provides an abundance of colour and interest with a large entertaining terrace and summerhouse area all overlooking the swimming pool. Beyond are grassed areas interspersed with a wide variety of shrubs and trees, all very reminiscent of a park. The hard tennis court is hidden away to the west of the garden.







Worplesdon Station (Waterloo 55 mins) – 1.75 miles

Guildford High Street and mainline station (Waterloo – 38 mins) – 4 miles

The Royal Grammar School - 4 miles

Guildford High School - 4 miles

Tormead - 4.2 miles

A3 - 2 miles



DIRECTIONS

From Guildford, take the A322 Worplesdon Road passing the shops in Woodbridge Hill and continue over the traffic lights by Emmanuel Church. Carry on over the next roundabout, passing the Honda Garage and continue on the A322 over the next roundabout into Perry Hill. Continue up the hill and turn right at the roundabout, Carry on past the antique shop and turn right immediately after the Worplesdon Place Hotel into The Avenue. Turn immediately right again into Church Lane and carry straight on over the grassed roundabout where Atholl House is then the first house on the right.

LOCAL AUTHORITY

Guildford

TENURE

Freehold

COUNCIL TAX BAND

H

VIEWINGS

By prior appointment only



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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