



**TREE TOPS**

Upper Guildown Road, Guildford, GU2 4EZ



**HILL CLEMENTS**



# TREE TOPS

Upper Guildown Road, Guildford  
Surrey, GU2 4EZ

A detached family house with a contemporary interior designed to take full advantage of the elevated setting with stunning southerly views from all the principal rooms, in a very highly regarded residential road which is within walking distance of the main line station and the High Street.

**4 BEDROOMS: 3 BATHROOMS (2 EN SUITE):  
GLAZED ENTRANCE AREA: CLOAKROOM: OPEN  
PLAN DINING/FAMILY/KITCHEN AREA WITH  
STUNNING VIEWS: DRAWING ROOM: SITTING  
ROOM: WALK IN PANTRY: UTILITY ROOM:  
ATTACHED GARAGE: SLOPING SOUTH FACING  
GARDEN OF 0.33 ACRES WITH GLORIOUS VIEWS  
OVER THE WEY VALLEY TO BLACKHEATH AND  
BEYOND**

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

**01483 300 300**

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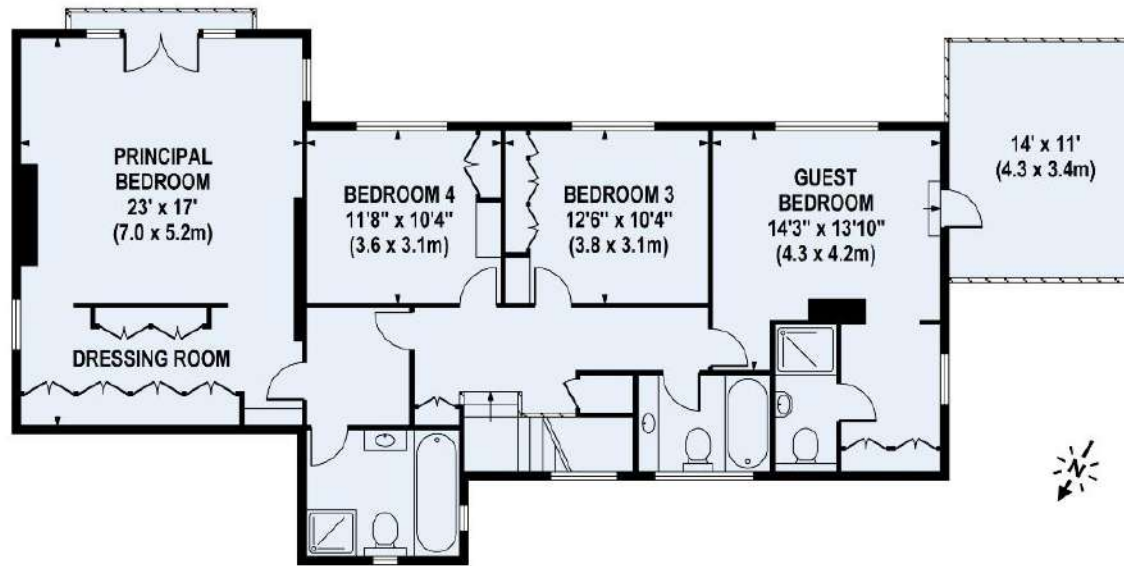
## THE LOCATION

Tree Tops is situated on the much-favoured south side of one of the town's sought after residential roads and therefore benefits from the lovely southerly views over the Wey Valley to Blackheath on the horizon. The views are prominent from every room through large picture windows and the entertaining terrace in the garden also benefits. The historic High Street is at the bottom of the hill, accessed via a nearby footpath leading to The Mount, with its shops, restaurants and bars and weekly market and monthly farmer's market. The wide-open spaces of the Downs are nearby providing miles of lovely walks, and the main line station is also within walking distance. Guildford County School is within walking distance, The Royal Grammar School is in the High Street and Lanesbrough, Tormead and The Girls High School are all within easy reach.

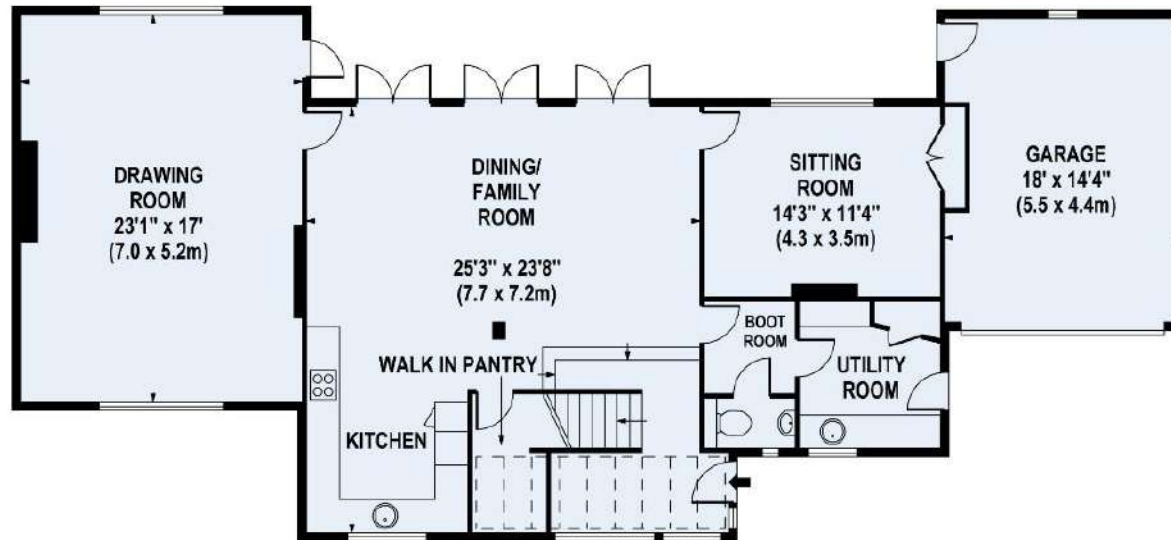
## THE PROPERTY

Tree Tops was built in the early 1950's and was designed to take full advantage of its elevated setting and views, with large picture windows flooding sunlight through the house. The house has since been extended and remodelled by the present owners to reflect modern day living with a large central open plan living space with three sets of double doors opening to an entertaining terrace, taking full advantage of the views. Leading off this large central living area there is also a large formal drawing room with glazed door to the terrace, a cosy sitting room, an open plan kitchen with walk in pantry, a utility and a cloakroom. There is also a feature glazed entrance area with stairs to the first floor, again with feature glass surround. On the first floor there are four south facing bedrooms including a fine principal suite with dressing room and large bathroom, a guest suite with en suite shower room and a family bathroom.

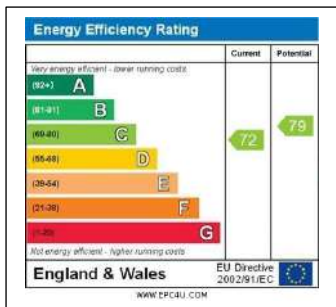




FIRST FLOOR



GROUND FLOOR



APPROX. GROSS INTERNAL FLOOR AREA 2522 SQ FT / 234 SQ M (MAIN HOUSE)  
 APPROX. GROSS INTERNAL FLOOR AREA 247 SQ FT / 23 SQ M (GARAGE)  
 APPROX. GROSS INTERNAL FLOOR AREA 2769 SQ FT / 257 SQ M (TOTAL)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

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## OUTSIDE

There is a tarmac driveway leading down to the garage and glazed entrance area, with parking and a wide paved area leading around to the rear entertaining terraces and garden.

Tree Tops sits in a wide plot on the south side of the road and therefore benefits from uninterrupted southerly views. There is a wide entertaining terrace immediately adjoining the house with steps leading down to another delightful circular terrace area with graveled area and further steps down to a lawn surrounded by mature hedging. The whole area has been well planned and laid out with ornamental shrubs and trees and provides the most delightful sunny and secluded area in which to relax and enjoy the view and the sun. In all approximately 0.33 acres.

## DIRECTIONS

From Guildford's one way system take A3100 signposted to Godalming and continue up the hill passing the turnings to Rookwood Court on the right and Lawn Road on the left and take the right hand turning just after Hitherbury Close on the left into Guilddown Road. Carry on around the sharp right-hand bend into Upper Guilddown Road and Tree Tops will be found on the right.

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