

Boxgrove Place Guildford, Surrey







Built by Tilney Morris Homes is this **prestigious new development** of just three detached five bedroom luxury homes, located a short distance from Guildford town centre and train station.

Summary of accommodation

Plots 1 & 2

Ground Floor: Two reception rooms | Kitchen/dining room | Utility room | Shower room | Integral garage

First Floor: Four bedrooms | Three bathrooms (two of which are en suite)

Second Floor: Principal bedroom with en suite and dressing room

Gardens and Grounds: Landscaped garden | Integral garage | Driveway parking | In all approx 0.2 acres per plot

Plot 3

Ground Floor: Two reception rooms | Kitchen/living/dining room | Utility room | Pantry | Shower room

First Floor: Four bedrooms | Three bathrooms (two of which are en suite)

Second Floor: Principal bedroom with en suite and dressing room

Gardens and Grounds: Landscaped garden | Separate garage | Driveway parking | In all approx 0.2 acres



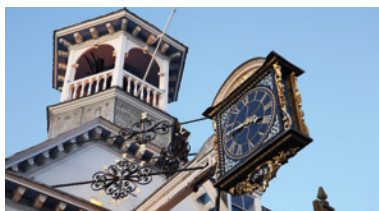
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CONSTRUCTION UK



Situation

Built by Tilney Morris Homes, for completion early 2024, Boxgrove Place is a fabulous development of three five bedroom family homes. Completed to a high specification throughout with bespoke kitchen; stone composite worktops and up stands, AEG integrated appliances with contrasting utilities. Underfloor heating features throughout the ground floor and to all bathrooms. Bifold doors lead out onto a landscaped rear garden, featuring specimen trees and mature hedging.

As with all of their developments each property comes with the a 10 year warranty. Properties will be Grade A energy efficient rated, with rain water harvesting system for irrigation and waste water.

Boxgrove Avenue is a highly regarded residential road on the fringe of Guildford town, surrounded by the beautiful downs. Being conveniently situated 1 mile from London Road station and only 1.3 miles from the upper High Street it offers the best of both worlds.



Guildford's historic High Street provides extensive shopping and many restaurants and bars, with the main line station providing a frequent commuter service to Waterloo in 34 minutes.

Conveniently situated close to a number of excellent schools; both local and private, as well as having the popular Stoke Park and the Spectrum Leisure Centre on your doorstep, Boxgrove Avenue is a popular choice for families.

TM HOMES
— TILNEY MORRIS HOMES —

Established in 2018 Tilney Morris Homes brings together the remarkable expertise of 20 years in both property investment and construction to form a dynamic development company. The company is proud to produce high quality modern homes, offering flexibly layouts to cater for modern family needs.

Distances

The location provides excellent transport links with the London Road, train station and the Guildford mainline train station being just 1.0 miles and 1.9 miles away, respectively. There are excellent road links to London with the A3 being just 1 mile away which provides direct access to the M25.

Guildford Upper High Street 1.3 miles, Central London 30.6 miles, A3 (Guildford) 1 miles, M25 (Junction 10) 7.4 miles

Trains: London Road station 1.0 mile and Guildford Mainline station 1.9 miles (London Waterloo from 34 mins).

Airports: Heathrow 20.5 miles, Gatwick 24.7 miles
(All distances and times are approximate)

Schools

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

Boxgrove Primary	Royal Grammar School (RGS)
George Abbot	Guildford High
St Peters Catholic	Tormead
County	Charterhouse (Godalming)
Pewley Down Infants	St Catherines (Bramley)

Amenities

Entertainment: Yvonne Arnaud Theatre, G Live

Sport: Spectrum leisure Centre, Surrey Sports Park

Golf: Guildford, Clandon, Hurtmore

Tennis: Pit Farm, Merrow, West Surrey

Rowing: Guildford Rowing Club





Selection of photos from other Tilney Morris Developments

Specification

Individually designed kitchens

- Bespoke German fitted kitchen with stone composite worktop.
- A range of integrated AEG appliances including an oven, combination microwave oven, induction hob and extractor hood, along with a fully integrated fridge/freezer, dishwasher and washing machine and tumble dryer in the utility room/area.
- Stainless steel sink with Quooker boiling tap.

Bathrooms, en suites and cloakrooms

- Elegant white sanitary ware complemented by Crosswater fittings.
- Fitted vanity units and stylish mirrors to bathrooms and en suite.
- Heated towel rails.

Flooring and internal finish

- Ceramic/porcelain tiles.
- Engineered wood.
- Luxury Vinyl Tile (LVT).
- Manmade twist luxury carpet.

Internal

- Oak internal doors.
- Bespoke built in wardrobes to principal suite.
- Aluminium external doors and windows.
- Integral garages to units 1 & 2. Detached garage to unit 3.

Heating and ventilation

- Under floor heating throughout.
- Air sourced heat pump with back up solar heating (PV panels) to water.
- Mechanical ventilation system with heat recovery to all rooms (MVHR).

Lighting, TV and broadband

- Down-lighters.
- Multi-data pre-wiring to principal rooms including audio/visual distribution, TV/FM and data streaming.
- Brushed sockets & switches throughout.
- Wiring for audio system to family room.

Security and safety

- Pre-wired for alarms.
- High security vertical panel front door.
- PAS24 standard to all ground floor doors.

Warranty

- Build-Zone is one of the country's leading new home warranty providers. A 10-year warranty is in place upon build completion.

Environmental

- Energy efficient A rated home (EPC A).

Gardens

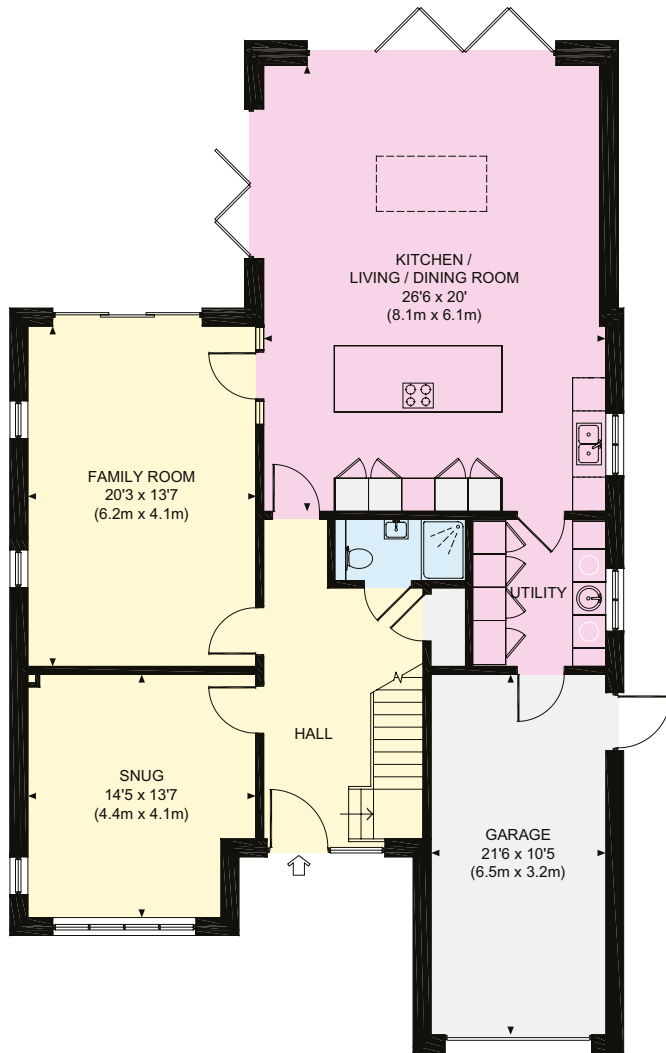
- Stone paving rear terracing.
- Fully turfed gardens.
- Landscaped planted borders.

Plot 1 & 2

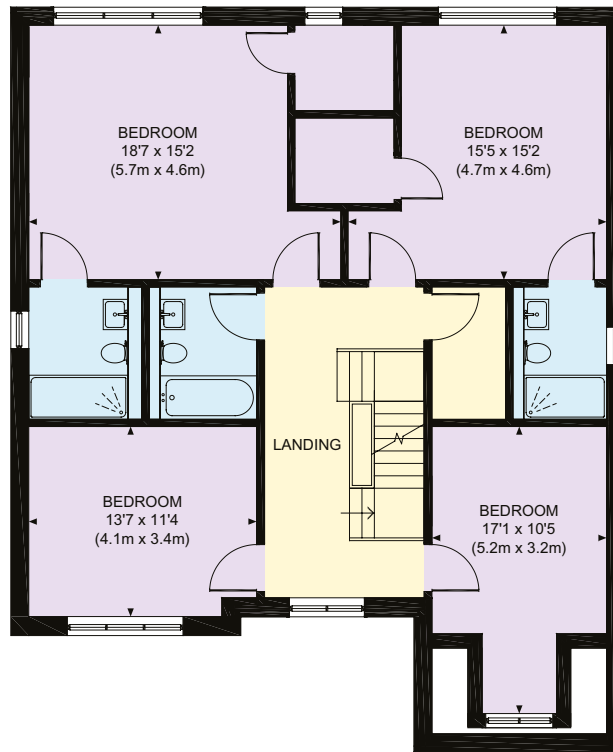
Approximate Gross Internal Floor Area
3298 sq ft / 306.4 sq m

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.

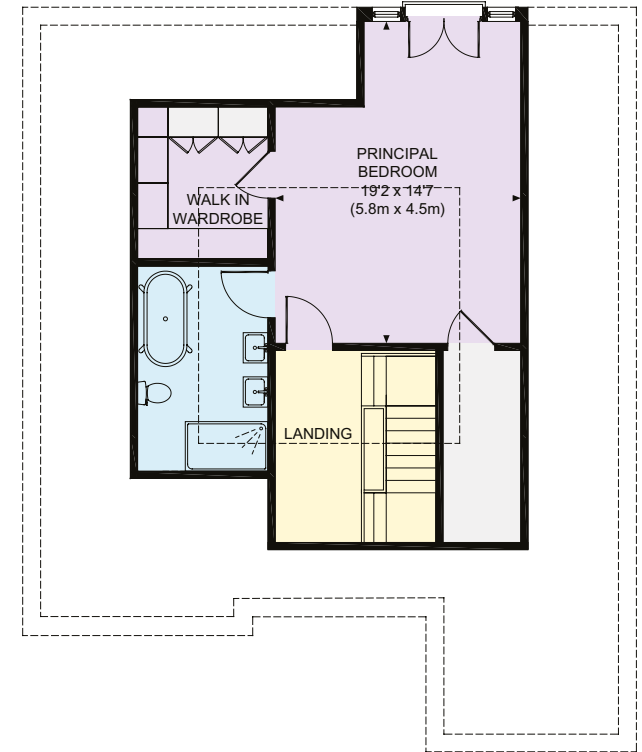
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor



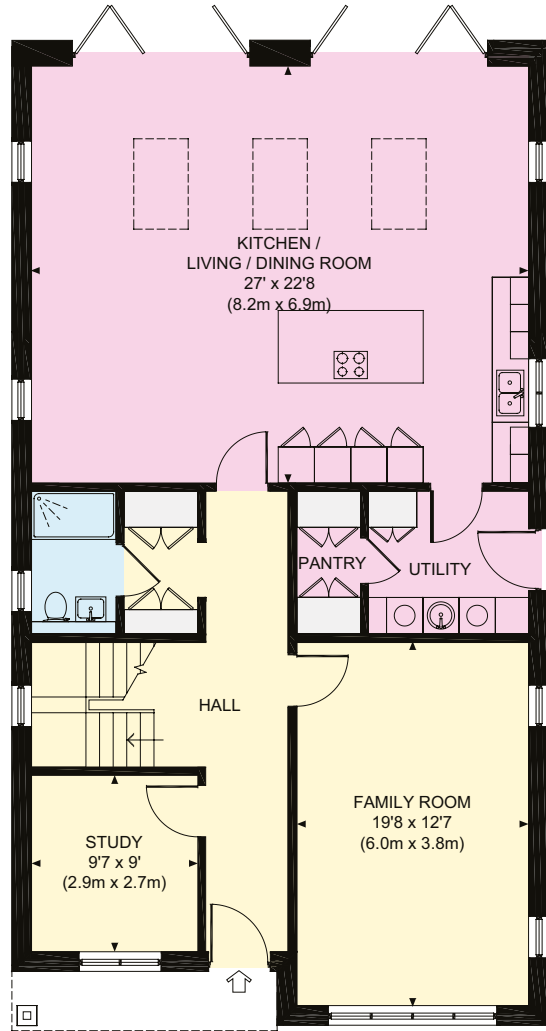
Second Floor



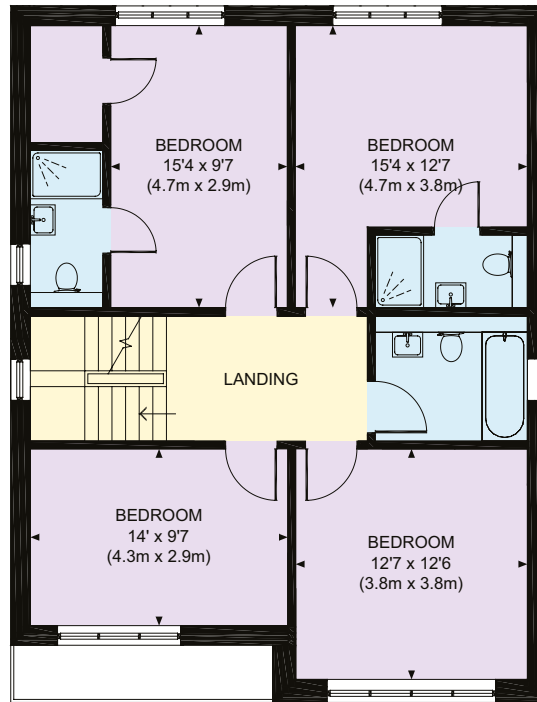
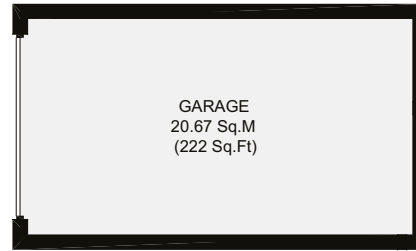
Plot 3

Approximate Gross Internal Floor Area
2827 sq ft / 262.6 sq m (Garage Included)

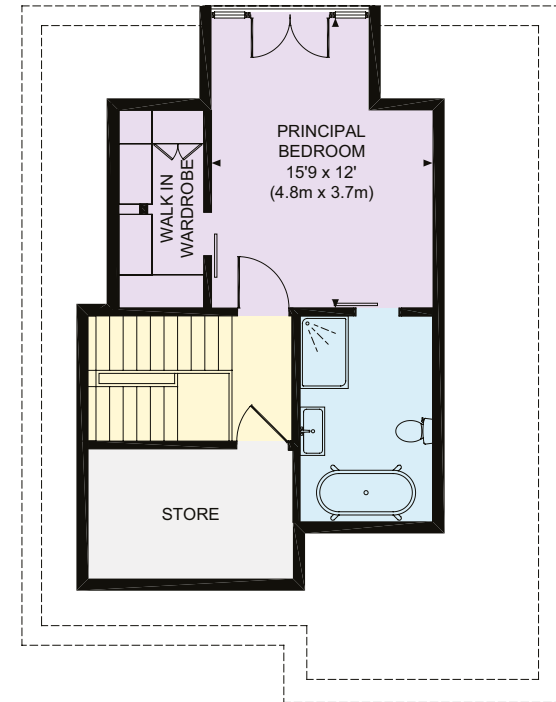
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Ground Floor



First Floor



Second Floor





Gardens

Each home will have landscaped gardens and patio.
In all, approximately 0.2 acres per plot.

Services

We are advised that the property has mains water, electricity and drainage.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Not yet rated.

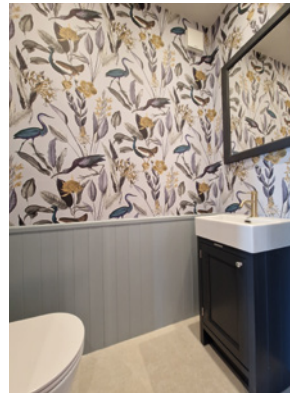
EPC Rating: Predicted A

Viewing

Viewing is strictly by appointment through Knight Frank.

Directions (GU1 1XG)

From our offices in the High Street, proceed away from town bearing left at the mini roundabout onto the London Road (A3100). Continue for 1 mile, through the first traffic lights and past Stoke Park on your left, until you reach the large roundabout. Take the third exit onto the A25. Boxgrove Avenue is the first road on the left. The property can be found on the right-hand side off the bend.



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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Particulars dated March 2023. Stock Photographs dated February 2023 provided by Tilney Morris Developments.

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