

Courtmead, Guildford, Surrey





A wonderful home which has been **beautifully extended and renovated throughout**, located on a tree lined private road with views over the South Downs.

Summary of accommodation

Ground Floor: Reception hall | Sitting room | Exceptional open plan kitchen/dining and living room | Utility room | Pantry
Guest bedroom with en suite shower room | Guest cloakroom

First Floor: Principal bedroom with spacious en suite and adjoining bedroom/dressing room | Three further bedrooms, all with en suites

Garden and Grounds: Tiered garden | Outstanding terrace | Raised seating area | Level lawn and planted beds and borders | Driveway with parking for several cars | Private front garden with mature hedging

Distances

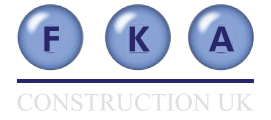
Guildford's High Street 0.5 miles, Guildford main line station 0.7 miles (from 32 minutes to London Waterloo)
London Road Station 1.8 miles (from 47 minutes to London Waterloo), A3 (Guildford) 2.2 miles, M25 (Junction 10) 9.8 miles
Heathrow Airport 21.0 miles, Gatwick Airport 31.8 miles, Central London 33.1 miles
(All distances and times are approximate)



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The location

Guildown Avenue is a highly regarded no through private residential road on the crest of the Downs, only a few metres from the open fields and miles of lovely country walks, yet also within walking distance of the mainline station and the High Street. There are beautiful far-reaching views over rooftops to the South Downs on the horizon.

The historic cobbled High Street, with its excellent shops and nearby restaurants and bars, is at the bottom of the hill and easily accessed on foot via a footpath leading to The Mount and down into the centre of the town. All of Guildford's excellent schools are within easy reach, either on foot or by car.

Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower, in addition is Guildford House, a 17th-century town home, providing a gallery with rotating exhibitions. The town hosts both a bustling street market and farmer's market on the first Tuesday of each month.

Guildford's main line station provides a quick and regular service to Waterloo in approximately 34 minutes.



Schools

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

Guildford County	Charterhouse, Godalming
St Nicholas CofE	St Hilary's, Godalming
Royal Grammar (Boys)	Cranleigh School (Mixed)
Guildford High (Girls)	

Amenities

G Live, Yvonne Arnaud Theatre, Surrey Sports Park, Spectrum Leisure Centre

Golf: West Surrey, Guildford, Bramley, Hurtmore

Tennis: Pit Farm, Merrow, Birtley

Guildford Rowing Club

The property

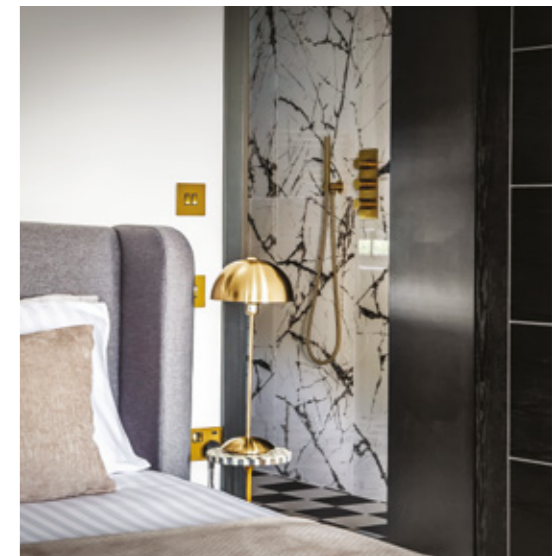
Courtmead, 6 Guildown Road is an attractive family home, modernised throughout to provide exceptional accommodation and is perfectly located on a wonderful no-through road, moments away from the North Downs Way and yet only half a mile from Guildford main-line station.

On entering the property, there is an impressive entrance hall, with exposed period beams and a striking black staircase with a runner. The sitting room is found to the left of the reception hall and has Crittal-style double doors and an outlook over to the front garden and Surrey Downs beyond. A useful bedroom with an en suite shower room is to the rear of the house with double doors out to the covered terrace and offers flexible accommodation for guests or as a ground-floor study space.

The heart of the home is the truly outstanding kitchen, dining and living space which has been finished to exacting standards and perfectly connects to the garden with impressive full-height glass windows with sliding doors to the terrace, and skylights which allow natural light to flood the room.



The kitchen is fitted with modern units and integral appliances, a coffee station and a bar with a wine fridge. The central island offers a seating area for casual everyday dining and features an electric induction hob with an integral extractor, and the sink has a Quooker tap. There is a generous walk-in pantry from the reception hall, and opposite a utility room with access to the rear garden and the integral garage.





The first floor comprises; an impressive principal bedroom suite with a luxurious en suite bathroom with a chequerboard floor, porcelain wall tiles in the walk-through shower, a free-standing bath and double sinks.

Adjoining the principal bedroom is a further occasional room which could be used as a dressing room, study or closed off to be used as a further double bedroom. This room enjoys full-height windows and a Juliette balcony with a beautiful outlook over the Surrey Hills.

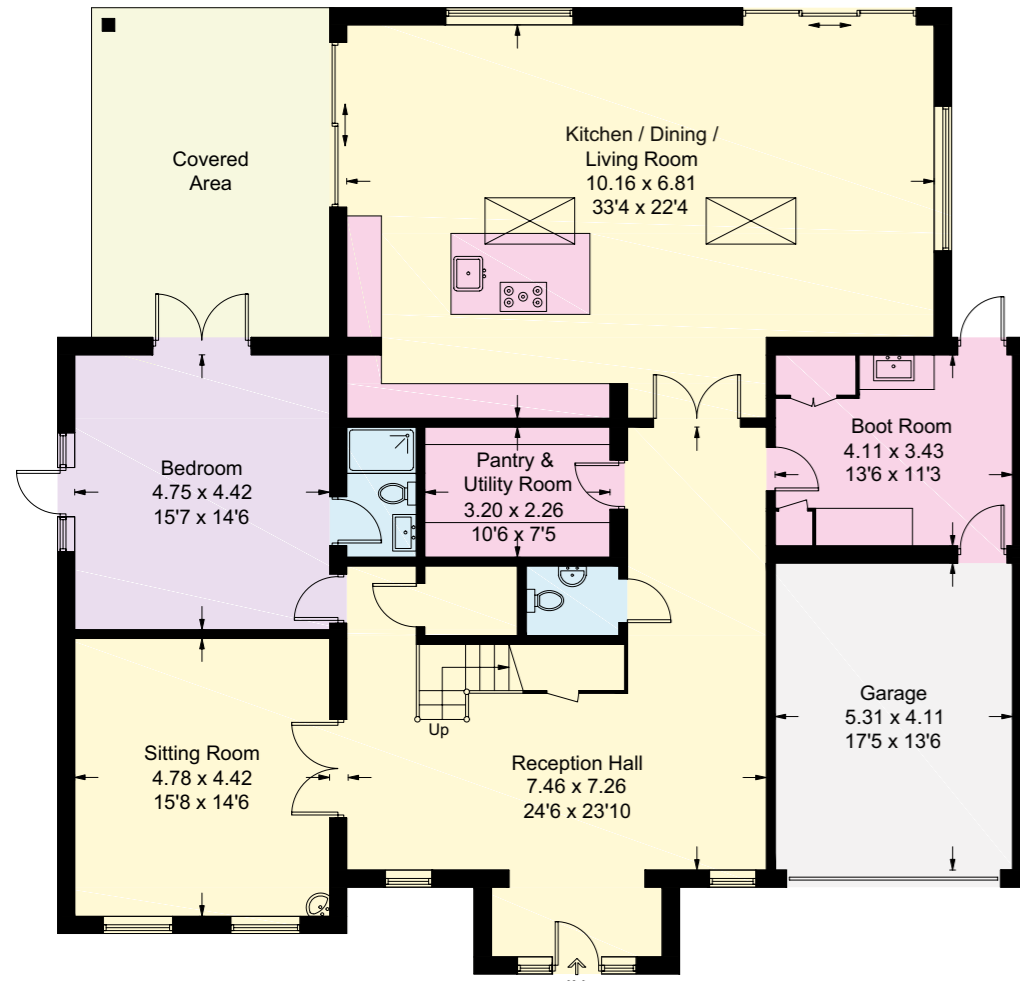
The three further bedrooms all have beautifully finished en suite shower rooms.



Approximate Gross Internal Floor Area
363.7 sq m / 3915 sq ft
(Including Garage)

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



Gardens and grounds

The property is set back from the quiet no-through road and has a large driveway with parking for several cars. There is also an integral double garage. The rear garden enjoys a sunny aspect with a tiered levels and beautifully maintained lawns and shrubs. A generous terrace spans the width of the house and is connected to the entertaining space inside by floor-to-ceiling sliding glass doors, making the space perfect for outdoor entertaining and dining. An additional raised seating terrace is on the first tier of the garden and the lawned area is beyond.

Services

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

Viewing

Strictly by appointment with agent.

Directions (GU2 4HB)

From Guildford Station head south on Walnut Tree Close towards Bridge Street/A322. Turn left onto Bridge Street/A322. Turn right onto Onslow Street/A322. Take the left onto Park Street/A3100 and follow for exactly half a mile. Turn right onto Guildown Road and follow to Upper Guildown Road. Turn right onto Upper Guildown Road and follow round to Guildown Avenue. Courtmead (No. 6) can then be found on your right-hand side.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band H

EPC Rating: B



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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