



The Mount, Guildford, Surrey

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A **wonderful opportunity** to acquire half an acre with planning permission for a contemporary 5,377 sq ft home built by Tilney Morris Homes in a prime location on The Mount.

**Summary of accommodation as per the granted planning permission**

**Ground Floor:** Entrance hall | Open plan kitchen and living/dining room | Formal sitting room | Snug | Home office with en suite/guest bedroom  
Laundry and boot room | Pantry

**First Floor:** Principal bedroom suite with walk-through wardrobe and en suite bathroom | Four bedrooms all with en suite shower rooms

**Internal Annex:** Separate integral guest accommodation/annexe with bedroom, bathroom, sitting room and separate staircase

**Garden and grounds:** Driveway with parking for several cars | Integral double garage | Terrace | Swimming pool | Balconies across the first floor

**Distances**

Guildford's High Street 0.5 miles, Guildford station 0.6 miles (from 34 minutes to London Waterloo), London Road Station  
Guildford 1.3 miles (from 47 minutes to London Waterloo), A3 (Guildford) 1.5 miles, M25 (Junction 10) 9.3 miles  
Heathrow Airport 24 miles, Gatwick Airport 34.2 miles  
(All distances and times are approximate)



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## Situation

The Mount is situated in a lovely rural yet convenient location on the crest of the Downs, opposite the wide open grassland areas of The Mount offering miles of charming downland walks on the doorstep, yet the High Street and mainline station are so conveniently situated at the bottom of the hill.

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, which look across the valley towards the property. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.

## Schools

Tormead, Guildford High School, George Abbott School, Royal Grammar School and Royal Grammar Preparatory School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford Country School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine's, Charterhouse, Aldro.

## Amenities

G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesden Golf Course.

## The Mount

Planning has been granted to create a striking 5,377 sq ft contemporary home, which is designed to offer exceptional accommodation well-arranged for modern family living. The proposed accommodation includes a snug and study set to the front of the house. The study could be used as a guest bedroom with its own en suite shower room.

The open-plan kitchen, dining and living room is the heart of the home, with floor-to-ceiling windows seamlessly connecting the house to the terrace and garden beyond. A walk-in pantry, laundry room and boot room lead from the kitchen. There is access to the double garage and a door for side access outside.



A separate sitting room sits adjacent to the kitchen, offering a secluded, more formal reception space with sliding doors that open to a covered terrace to extend the entertaining space of the ground floor and outside perfectly.

The first floor comprises the bedroom accommodation, all of which have access to balconies which run the length of the house. The superb principal bedroom suite occupies the entire right side of this floor, with a walk-through dressing room leading to the en suite. The four further bedrooms are all a generous size and have en suite shower rooms.





The house has been cleverly designed with a second staircase from the boot room, to the first floor which has a bedroom, bathroom and sitting room with a kitchenette. This wing of the house can be locked off and used as separate accommodation or opened up and used as part of the main house.

## Garden and grounds

The proposal for the grounds of the house is for a driveway with parking for several cars and an integral double garage. There is planning for a swimming pool, generous terrace, and landscaped gardens.

## Services

We are advised by our clients that the property will have all mains services connected.

## Directions

Postcode: GU2 4RH

What3words: ///petal.strict.branded

## Viewings

Viewing is strictly by appointment through Knight Frank.

## Property information

Tenure: Freehold

Local Authority: Guildford Borough

Council: 01483 505050

Council Tax: Band TBC

EPC Rating: TBC

Please note that these images are CGI representations of the property, which is currently in development.



### Approximate Gross Internal Floor Area

5377 sq ft / 499.6 sq m

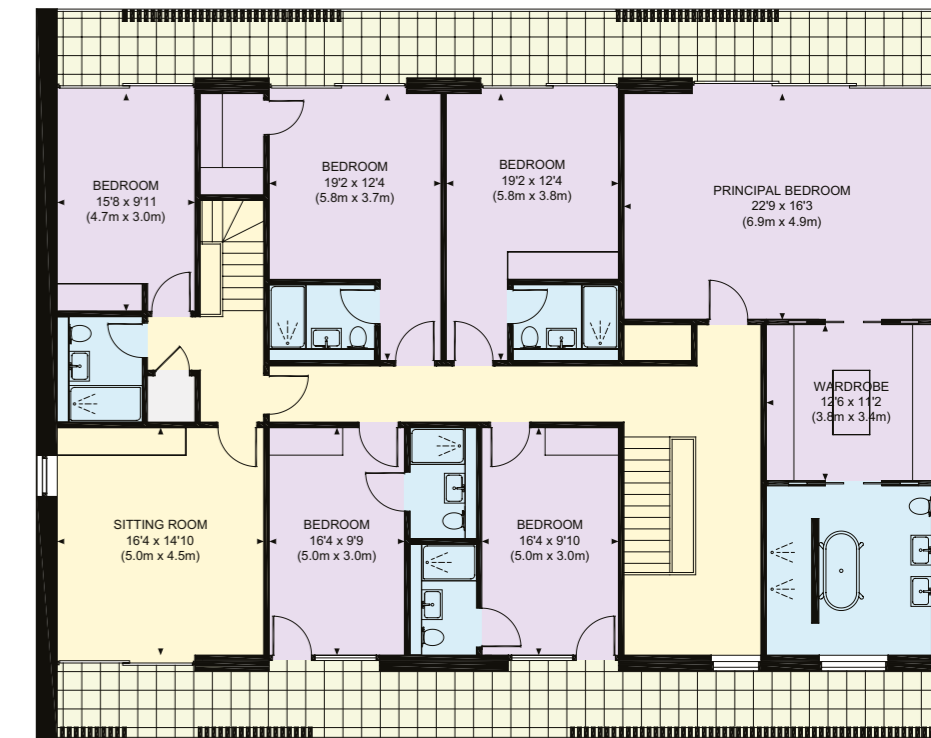
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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



Ground Floor



First Floor



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 November 2023. Photographs and videos dated October 2023.  
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