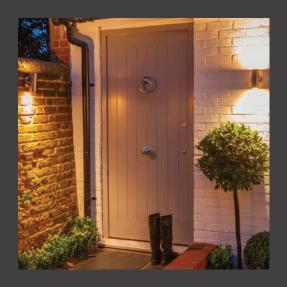
THE OLD COACH HOUSE

WALKER DUNCALF

PROPERTY

## NO.1 & NO.2 THE OLD COACH HOUSE







### An oasis in the heart of Guildford

An exclusive and totally unique, brand new courtyard conversion consisting of two extremely attractive attached 2 bedroom, 2 bath/shower room properties both with private secure gated parking.

No.1 The Old Coach House is a charming two-storey mews house and No.2 The Old Coach House is a stunning single-storey mews apartment. Both situated in a prime, secluded location, The Old Coach House could truly be described as an oasis in the heart of Guildford.

Hidden away at the end of a long drive and set behind a substantial electronic gate, these two totally unique properties have been finished to an extremely high standard throughout.

Sympathetically converted with style in mind, both properties enjoy a wonderful sense of light and space from the moment one enters due t

vaulted ceilings and skylights, further enhanced by white lacquer integral kitchens forming part of the generous living areas. Both properties benefit from en-suite shower rooms to the principle bedrooms which, along with the additional bathrooms, have been fitted to an equally high and tasteful standard. Fitted wardrobes are also a feature of these principle bedrooms.

There are separate utility cupboards for washing machines within each property. Windows to the front elevations have been replaced with architectural double glazed sash windows to compliment the intrinsic character of the original property.

Outside there is a charming walled cobbled courtyard set behind electronic gates providing secure parking for each property, landscaped and subtly illuminated to create a warm and inviting backdrop to this development.

### GUILDFORD







#### Conveniently located

Guildford is unquestionably one of Surrey's most desirable towns. The Old Coach House is located a short walk away from Guildford Cricket Club and the National Trust's beautiful Dapdune Wharf and it's charming tea room. Here one can walk or run along the banks of the River Wey or take a boat ride.

The Ideal location of these two properties offers both a city and country lifestyle with the picturesque villages of the Surrey Hills a short distance away, whilst there are excellent road and rail links to London and the South East. Guildford railway station is within walking distance with a 38-minute journey time into London Waterloo and direct trains to Reading, Redhill and Gatwick.

The A3 is about a mile away with easy access to the M25 and the south coast.

### Superb shopping, dining and leisure

The Old Coach House is within walking distance of the High Street and the newly-built Waitrose.

Guildford has a wealth of smart boutiques and high street brands as well as numerous dining options set along an attractive cobbled high street amidst historic buildings. There is also a street market on Fridays and Saturdays along with a farmers market on the first Tuesday of each month.

A wide range of leisure facilities and attractions are on offer in Guildford centre. G-Live, a state of the art concert hall, The Yvonne Arnaud Theatre and the Odeon Cinema are all within walking distance.

Guildford Spectrum is an extremely well-equipped leisure complex complete with swimming pools, a bowling alley and ice skating rink.

#### Top schools

Some of the best schools in the country are located in the Guildford area, including The Royal Grammar School, Guildford High School for Girls, St Catherine's, Charterhouse, Cranleigh and Tormead together with some excellent state schools.





## SPECIFICATION

#### **Internal finishes and fixtures**

- Polished chrome door furniture
- Built-in wardrobes
- Internal walls decorated in Farrow & Ball 'Cornforth White'
- Fitted phone lines
- TV points fitted in living rooms and all bedrooms
- TV amplifier in each property
- Classic skirting and architrave throughout
- Sash windows
- Internal shutters
- Carpet to all bedrooms
- High quality engineered oak strip flooring to living/kitchen and hall
- Remote control electronic Velux windows in master bedroom (No. 2)
- Facility to install remote blinds in master bedroom(No. 2)

#### **Kitchens**

- Contemporary fitted kitchens in white lacquer
- Quartz work surfaces with up-stands
- Zanussi ovens
- Ceramic Zanussi induction hobs
- Integrated fridge freezers
- Integrated dishwashers
- Stainless steel bowl under-counter sinks
- Chrome sockets and switch plates to service worktops
- Low energy recessed ceiling downlighting
- Under unit lighting to selected areas
- Built in Caple microwaves/grills
- Boiling water tap (No. 1)
- Caple wine fridge (No. 1)

#### **Bathrooms and ensuites**

- Contemporary white sanitary ware
- Chrome hardware
- Porcelain tiling to floors and selected walls
- Low energy recessed down lights
- Electric chrome towel rails
- Under floor heating
- Fitted mirrors
- Zanussi washer/dryers

## Home entertainment and communications

- TV points to living/kitchen and all bedrooms
- Digital TV aerial provided
- Telephone points to living/kitchen
- USB charger point incorporated within master bedrooms and secondary bedrooms

# Heating, lighting, security and safety features

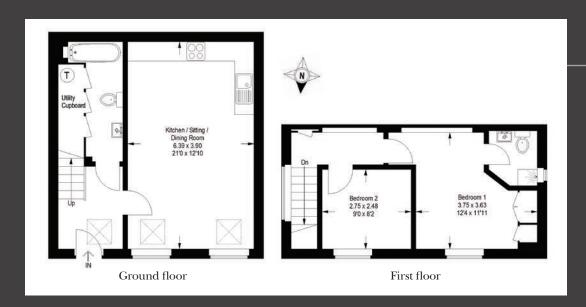
- Mains operated smoke detectors
- Low energy recessed lighting
- Secure gated courtyard entrance with wireless remote control to gate
- PIR security lighting
- Sustainable electric heating with wireless thermostatic control
- Pressurized hot water system

#### **Exterior features**

- Up-down lighting to courtyard
- Cobbled setts and slate paving in courtyard
- External services and refuse storage unit with water tap
- Landscaped borders with mature plants

#### WD

## FLOOR PLANS



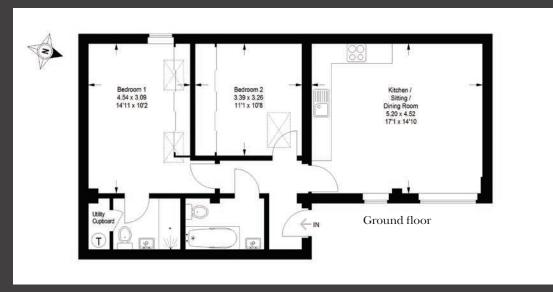
#### No.1 The Old Coach House

Approximate gross internal area:

Ground floor = 38.9 sq m / 419 sq f

First floor = 27.5 sq m / 296 sq ft

Total = 66.4 sq m / 715 sq f



#### No.2 The Old Coach House

Approximate gross internal area:

Total = 65.8 sq m / 708 sq f

These plans are 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 decision 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.

### NO.1 & NO.2 THE OLD COACH HOUSE

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## WALKER DUNCALF

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