



**HILL CLEMENTS**  
SALES AND LETTINGS



**£2,750,000**

**Worplesdon**  
Guildford, GU3 3RB

An imposing and classically designed country house of symmetry and elegance with well-proportioned rooms with high ceilings, and lovely views over its own 4.5 acre grounds to farmland and the Hogs Back on the horizon

**PROPERTY SUMMARY**

Greenacres is set up a driveway leading from the A322 on Perry Hill and is an elevated setting with lovely views over its own grounds and farmland to the Hogs Back. Worplesdon station is just over two miles, providing a commuter service to Waterloo in as little as 32 minutes. Guildford's historic High Street is about 3.4 miles with its excellent shopping and numerous restaurants and bars. Here the main line station provides a regular commuter service to Waterloo in 38 minutes. There is easy access to the A3 in just over 2 miles, which links with the M25 giving access to Heathrow and Gatwick airports. Whitmoor Common is close by providing miles of protected heathland with great walks and rides.



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Greenacres is a fine detached family house of elegance and symmetry, dating back to the 1930's, with well-proportioned rooms, all orientated to the south with lovely views over the substantial grounds. The accommodation extends to nearly 4,000 sq ft and there is a very impressive and welcoming central reception hall, and all the reception areas have doors to the terrace and garden. There is also a breakfast room at the front, leading to the kitchen which in turns leads to a rear hall and large utility room. On the first floor there are five/six bedrooms and three bathrooms, two of which are en suite. The principal bedroom suite has a fine en suite shower room and an en suite dressing room, and the adjoining bedroom 4 is also fitted out as a dressing room. Many of the bedrooms and reception rooms have fitted air conditioning units and there are lovely views over the grounds and beyond from the main rooms. The sixth bedroom would be ideal as an au pair's room as it has separate access from a secondary staircase from the rear hall, as well as access from the main staircase.

Greenacres is approached via long driveway with a turning area in front of the house around a central circular bricked island. There is a detached garage and storage sheds behind. The rear of the house faces due south and there is a full width terrace with pillared loggia from which to enjoy the sun. Central steps lead down to extensive areas of lawn and herbaceous borders with mature trees creating a natural division. The whole area has a tranquil park-like feel and there is a small copse and areas of paddock with separate access. In all approximately 4.5 acres.







Worplesdon Station (Waterloo 55 mins) – 2.3 miles

Guildford High Street and mainline station (Waterloo – 38 mins) – 3.4 miles

The Royal Grammar School - 3.5 miles

Guildford High School - 3.3 miles

Tormead - 3.8 miles

A3 - 2 miles

NB The vendor reserves the right to place a covenant on Greenacres regarding possible future development on its grounds.



## DIRECTIONS

From Guildford, take the A322 Worplesdon Road passing the shops in Woodbridge Hill and continue over the traffic lights by Emmanuel Church. Carry on over the next roundabout, passing the Honda Garage and continue on the A322 over the next roundabout into Perry Hill. Pass the old school and School Lane on the left and the driveway to Greenacres will then be seen on the left, before the roundabout.

**LOCAL AUTHORITY**

Guildford

**TENURE**

Freehold

**COUNCIL TAX BAND**

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**VIEWINGS**

By prior appointment only



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

 <p><b>HILL CLEMENTS</b> SALES AND LETTINGS</p>	<p><b>OFFICE ADDRESS</b>                  6 Quarry Street                  Guildford                  Surrey                  GU1 3UR</p>	<p><b>OFFICE DETAILS</b>                  01483 300300                  info@hillclements.com                  https://hillclements.com/</p>
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