



## Elegant 3 bedroom apartment in a superb position

Flat C, Ivor Heath House, 1 Ivor Close, Guildford, Surrey, GU1 2ET

Leasehold





Beautiful conversion • Desirable location • Classically styled • Sitting room with open fire • Kitchen with adjoining dining area • 3 bedrooms (one en suite) • Private courtyard and garden • Garage

#### Local information

This apartment enjoys a most convenient situation in one of Guildford's premier roads, close to the wide range of amenities the town offers. These include extensive high street shopping, two theatres, multiplex cinema, the G-Live entertainment venue and a wide variety of bars and restaurants. There are two railway stations offering regular services to London Waterloo, with journey times from about 35 minutes. Road connections are also good, with ready access to the A3 connecting in turn with the M25 for the airports and national motorways.

The area has a wide choice of schools, including St Peter's, Lanesborough, George Abbot, Guildford High and the Royal Grammar.

Leisure and sporting opportunities include the Spectrum sports and leisure centre, golf at Guildford Golf Club, racing at Ascot, Epsom and Sandown Park and fishing at Albury. Just over half a mile away, Merrow and Pewley Downs offer lovely walking and cycling routes that continue into the Surrey Hills where Newlands Corner, Chantry Wood and St Martha's Hill provide stunning views.

#### About this property

Understood to date from 1913, Ivor Heath is an attractive and impressive Edwardian house built originally for the Hornby family, of model railway fame, and divided into four parts in 1960.

Flat C is a beautifully presented ground floor apartment that has been sympathetically extended and modernised to provide a comfortable and characterful home in the most convenient situation.

Internally, the property offers a magnificent panelled sitting room, with a high, decoratively moulded ceiling, bay windows and an attractive Arts and Crafts fireplace with carved oak over-mantle. An L shaped passage hall leads to all other rooms, whilst light décor throughout creates an immediate sense of space and calm. There are three bedrooms, en suite shower room and bathroom. A compact kitchen includes a range of furniture and integrated appliances, and the adjoining breakfast room has French doors opening to the courtyard. A basement provides extensive storage space.

The property is approached via a short drive from the road onto a spacious gravelled forecourt, enclosed and screened from the road by mature trees and hedges. The single garage is in an adjacent block. A wicket gate leads to a paved front garden and path to the front door. To the rear, the apartment also benefits from an area of garden that is laid to lawn with shrub and flower borders.

Photographs taken July 2015.

#### Tenure

Leasehold







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**Gross internal area (approx)** 1419 sq ft

**Outbuildings** 152 sq ft

**Total** 1571 sq ft



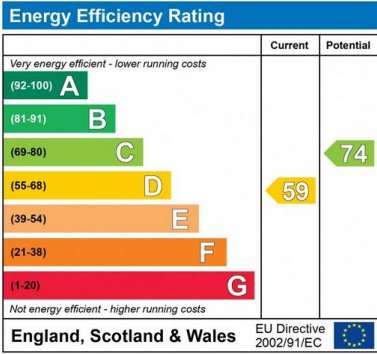
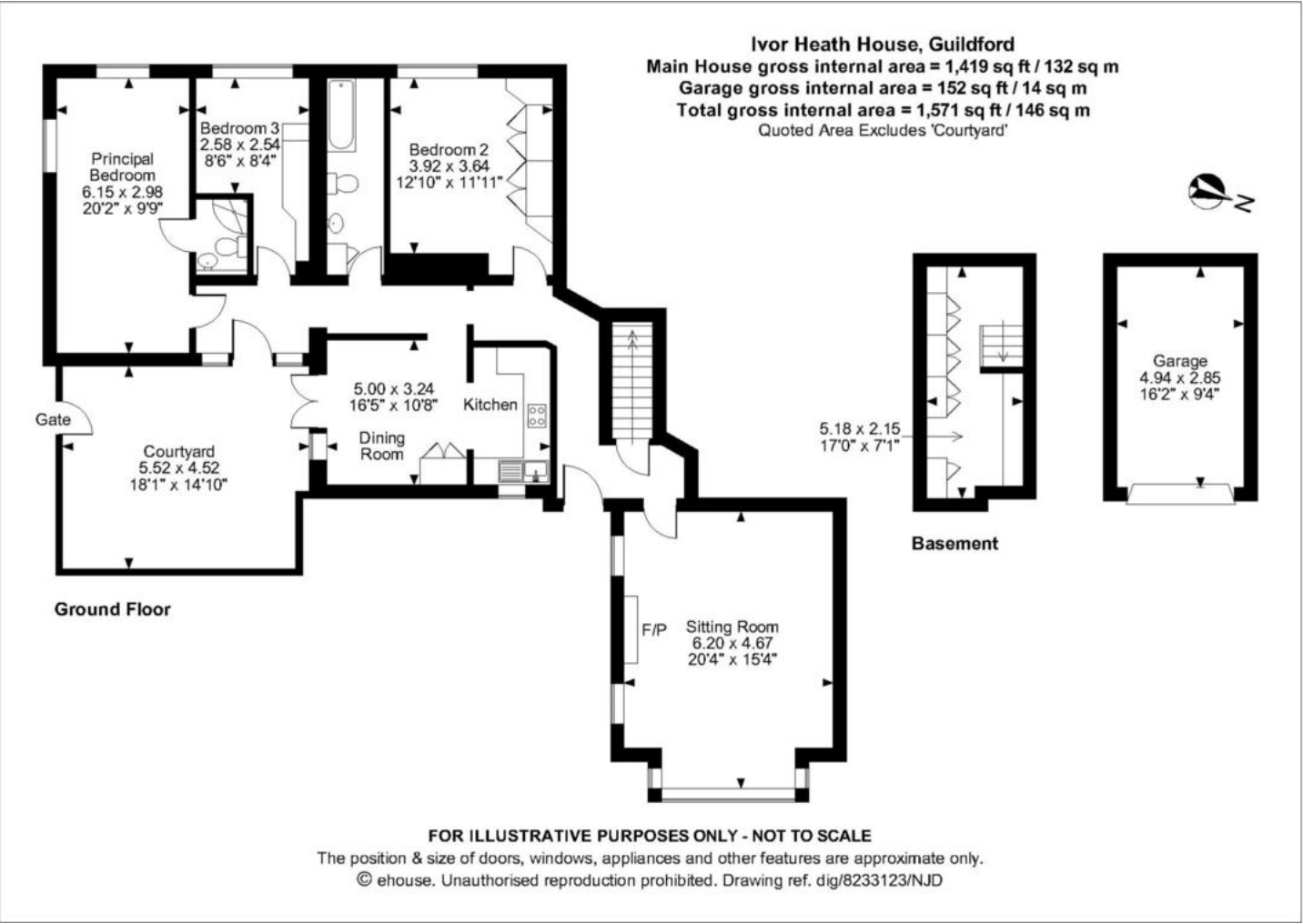
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