



*Criffel*

54 Grantley Avenue, Womersley, Leeds, LS2 9PQ

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



## Description

An elegant family home, impeccably presented and sympathetically extended to provide generously proportioned living space over three floors in this highly prized private estate on the edge of Womersley village. Sensitively modernised and enlarged by our clients the property manages to combine contemporary notions of open plan living, informal spaces and high end finish with an acknowledgement of period architecture and charm. The extraordinary kitchen breakfast room provides a perfect heart of the home, beautifully fitted with a Tomas Hinton kitchen with birch ply carcasses, solid oak drawers, contemporary fronts, fingertip edged composite work surface and a range of Siemens integrated appliances. This room is large enough to provide space for both dining as well as informal seating and has doors opening out and views onto the rear terrace and garden. The entrance hall is particularly generous and welcoming and the sitting room enjoys lovely views onto the secluded garden through floor to ceiling windows designed to reflect the art deco heritage of the original house. Bedrooms are over the first and second floors and are all well proportioned, beautifully finished and with plenty of storage. The master bedroom suite is particularly of note with wonderful views over the garden, a sumptuous, fully fitted dressing room and luxurious ensuite bathroom. The fifth bedroom and ensuite shower room is on the second floor and is light and large enough to provide for an entire annexe in the form of a bedroom and living suite, a large home office or an additional reception or playroom. Although all individually designed, all bathrooms have Porcelanosa floor and wall tiles, Porcelanosa and Duravit bathroom furniture and Aqualisa digital showers.

## Outside

Set back behind a gravelled driveway, the property has plenty of parking and a mature border providing a degree of privacy. An attached twin garage (with outstanding planning consent WA/2014/2247 to convert the loft space above the garage into an office space, to add a dormer window on the front elevation and two roof lights on either side) has internal access to the house and the property sits in grounds extending in total to just under a quarter of an acre. South West facing to the rear, the garden is principally laid to lawn with high, mature borders to provide privacy and seclusion and a large, paved terrace across the back of the house.





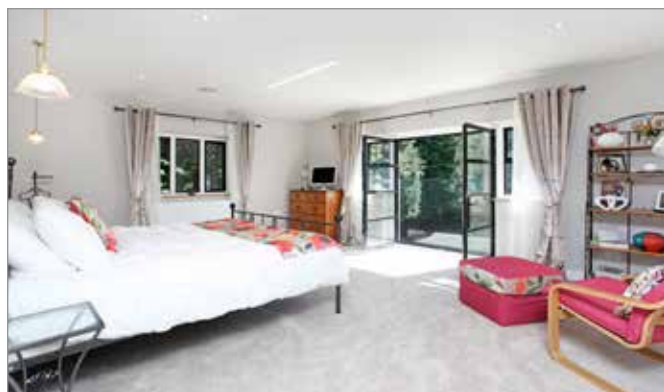
## Situation

Wonersh Park is a highly desirable, private residential area of tree lined roads and large family houses in mature, established grounds. This property is set right in the heart of the estate, enjoying a remarkable degree of peace and quiet and yet only 0.4 mile (650m) from the 'Pepper Pot' in the centre of the village where there is a shop for daily needs, an historic church and the Grantley Arms public house. There are further shops in nearby Bramley whilst Guildford, about 3.5 miles (6km) to the north, provides a wide range of shopping, social, educational and recreational amenities together with fast and frequent trains services to London Waterloo in approximately 38 minutes. The A3 at Guildford gives access to London, the south coast and via the M25 to Heathrow and Gatwick Airports.

There are excellent schools in the area, both state and private, including St. Catherine's at Bramley, Longacre at Shamley Green, Cranleigh and Charterhouse. The village adjoins extensive areas of heathland on Blackheath with footpaths and bridleways leading through to Farley Heath and Winterfold in the picturesque Surrey Hills

**Local Authority:** Waverley Borough Council, Tax band G.

**Services:** All mains services are connected.

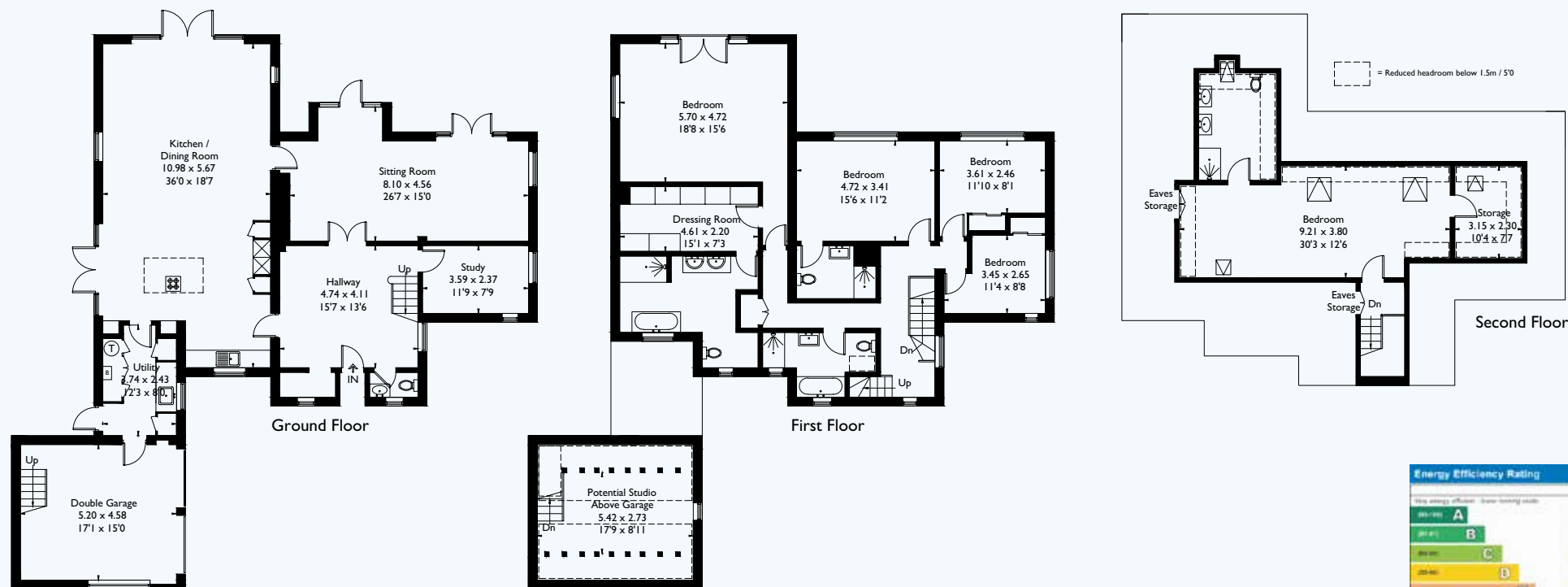






# Grantley Avenue, Wonerh, Guildford

Approximate Gross Internal Area  
365.2 sq m / 3931 sq ft  
(Including Garage)



## Hamptons International Guildford

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**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal walls surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these particulars.

