



The Fort
Fort Road, Guildford, GU1 3TE



Nestled in Guildford's prestigious Fort Road, The Fort is an embodiment of luxury and modern design. This three-storey family residence, spanning over 4,300 sqft, perfectly balances grandeur with practicality.

As you enter, the spaciousness of the home is immediately palpable. The journey begins with a staircase leading to the first floor, revealing the main living quarters. Here, a vast lounge awaits, featuring double doors that usher in the gentle breezes from the front-facing balcony. Adjacent lies an office, a testament to the home's consideration for modern work-from-home needs. The open-plan kitchen, complete with custom contemporary joinery, promises to be a delight for both the casual cook and the culinary enthusiast.



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This floor's dining area offers more than just a space to eat. Bi-fold doors extend the room, bringing the outdoors in and leading to a meticulously kept garden and a dedicated outdoor entertainment zone. Together, these spaces converge to create the home's social epicenter, adept for both grand celebrations and intimate family gatherings. Connecting these living spaces to the bedrooms above is an eye-catching glass staircase.



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Venture up to the second floor and the home continues to impress. The highlight is undoubtedly the panoramic views it offers. This level hosts four generously sized bedrooms, each complemented with its own en-suite. The master bedroom deserves special mention, boasting a dedicated dressing room and a luxurious feature bathroom.



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Back downstairs, the ground floor is the recreation hub. A lengthy hallway adorned with mirrored cupboards sets the tone. A games room equipped with its own bar promises endless entertainment, with the addition of a gymnasium caters to fitness enthusiasts. The floor also features a double bedroom, which is currently repurposed as a plush cinema room. This room is complete with a dressing room and en-suite, making it versatile enough to serve as guest accommodation or staff quarters. For those with vehicles, there's direct access to a spacious double garage, and a plant room ensures the home's systems run seamlessly.



Modern comforts haven't been overlooked; the entire property benefits from concrete flooring equipped with underfloor heating. An advanced heat recovery ventilation system ensures the home is continually infused with fresh air.

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SPECIFICATIONS

KITCHEN

- Bespoke fitted kitchen
- Quartzstone worktops
- Miele: Twin ovens / combination microwave oven / warming drawer / dish washer
- Liebherr – double fridge including wine cooler
- DeDeitrich induction hob
- Miele pop up extractor
- Boiling water tap

SECURITY SYSTEMS OVERVIEW

- Intruder alarm system – insurance approved with audible intruder alarm
- The system can be armed/disarmed from keypads located at the front door and master bedroom
- CCTV System - hard wired, IP CCTV system which includes four eyeball cameras

VENTILATION SYSTEM

- The whole house has Nuaire heat recovery ventilation system that provides a constant supply of clean air throughout the property
- Integrated air conditioning fitted to upper floor (all bedrooms independently controlled) – App based

AUDIO, VISUAL AND LIGHTING SYSTEM

- Lutron lighting system installed throughout
- Low voltage LED lighting
- Controls curtains and blinds
- Controls roof light
- Beautifully constructed scenes
- Includes outside lighting
- All lighting can be turned off from master bedroom or front entrance
- Switches can be programmed to control any light in any room on the system
- Remote feature to control gate and garage door
- Integrated Bang and Olufsen sound system, speakers positioned in;
Lounge (linked to LG TV) ~ Kitchen (linked to LG TV) ~ Office ~ Gym & Games room (linked to LG TV) ~ Master bedroom ~ Garden
- Whole home mesh WiFi system that provides powerful WiFi to cover every corner of the home (and garden)
- Superfast Fibre
- Hard wired internet connection to every room (these run to the plant room)
- TV points have various cables for different viewing options; Freeview, Sky, DAB and FM are available at each point
- Cat 6e cable throughout the property

SPECIFICATIONS

ADDITIONAL INTERNAL FEATURES

- Glass cantilever staircase
- Large glass roof-light with remote opening
- Cinema room including LED feature lighting
- Villeroy & Boch Sanitaryware throughout
- Gazco Studioline fireplace to living room
- Automated blinds and curtains
- Marble flooring to all floors (bedrooms have carpet)
- Flush bifold doors (marble continues from inside to outside)
- Built in cupboards
- Integrated water softener

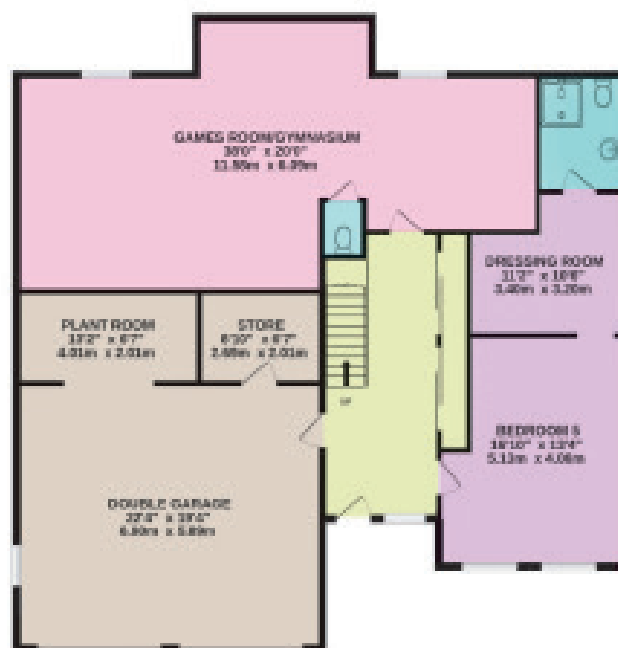
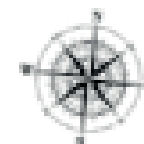
EXTERNAL FEATURES

- Electric up & over garage doors
- Finger print recognition lock to internal garage/house entry
- Electric gates with intercom and remote entry
- Automated irrigation system (utilizing rain water harvested from the roof)
- Recessed hot tub

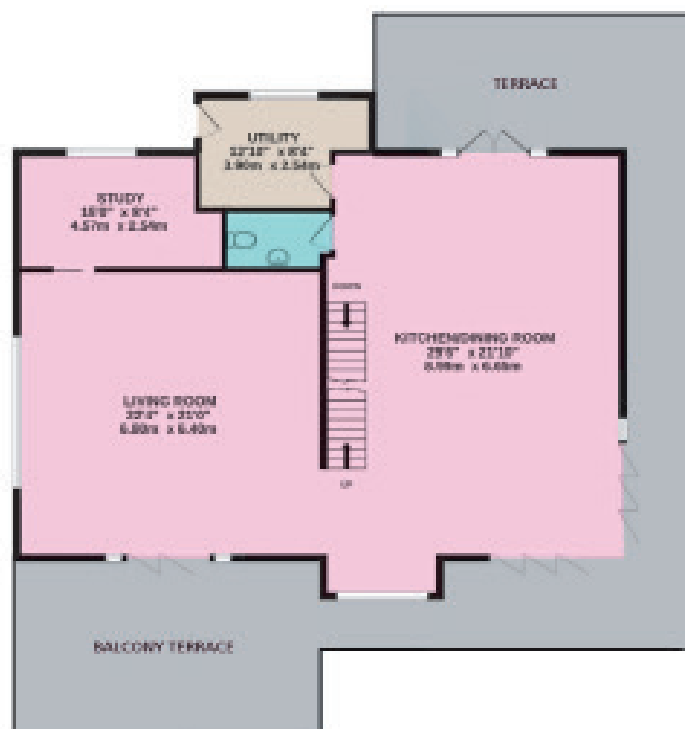
ECO

- EPC Rating: **B**
- Rainwater harvesting – feeds toilets and irrigation system
- Solar panels
- Ultra low voltage lighting

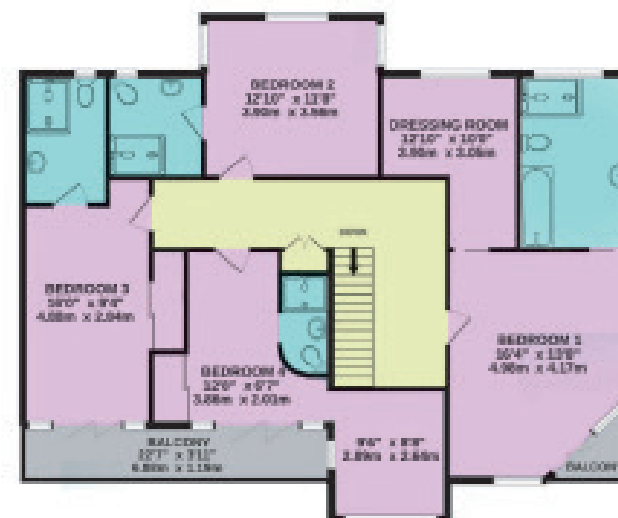
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor

Approx. Gross internal floor area 405.5 sq m ~ 4365 sq ft



Please note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed.