



BAR GATE
House

Where Character meets modern Extravagance

Welcome to

Bargate House



Introduction

Guildford is a large town situated in Surrey, around 27 miles southwest of London.

Records of Guildford date back to the Saxon times, with the name likely originating from 'Gold' rather than 'Guild', due to the golden flowers and golden sand found along the River Way, just on the outskirts of the town.

Guildford is now a prosperous town with a strong and thriving economy. A number of significant global companies have chosen the town to base their head office, including Colgate-Palmolive, Philips Electronics,

Ericsson and Sanofi – all of which are within a close proximity to Bargate House.

This exquisite development is situated ideally for commuters, just half a mile away from London Road station and a mile from Guildford station, both of which provide residents with strong connections into London, Epsom and Woking. The A3 is situated around a 10-minute drive from Bargate House whilst the M25 is around 15 minutes away.



Unit 6



Location

There are a vast number of amenities within close proximity to Bargate House, including the renowned Guildford Spectrum Leisure Complex where you can swim, bowl, or perhaps give ice skating a go. A large Odeon cinema complex and a number of parks and open spaces are also on your doorstep here at Guildford.

There are hundreds of popular shops, restaurants and bars throughout Guildford town centre, and popular names such as Next, Marks & Spencer, House of Fraser and Debenhams are housed here. Guildford also benefits

from a treasure trove of eclectic independent shops within the bustling and friendly town centre.

The extensive selection of eateries throughout Guildford means there is something here for everyone; sample some exotic Mediterranean cuisine at Blue Sardinia, try some new Asian delights at the top-rated Maloncho Tandoori Indian restaurant or perhaps the traditional English grub with a luxury twist at the Onslow Arms gastro-pub is more up your street.



Guildford High Street



Guildford Cathedral



Guildford London Road station





Distances

London Road station

4

High Street

5

Waitrose

8

Cinema

10

Guildford station

10

Minutes



Floor plans

Lower ground level

Unit 1



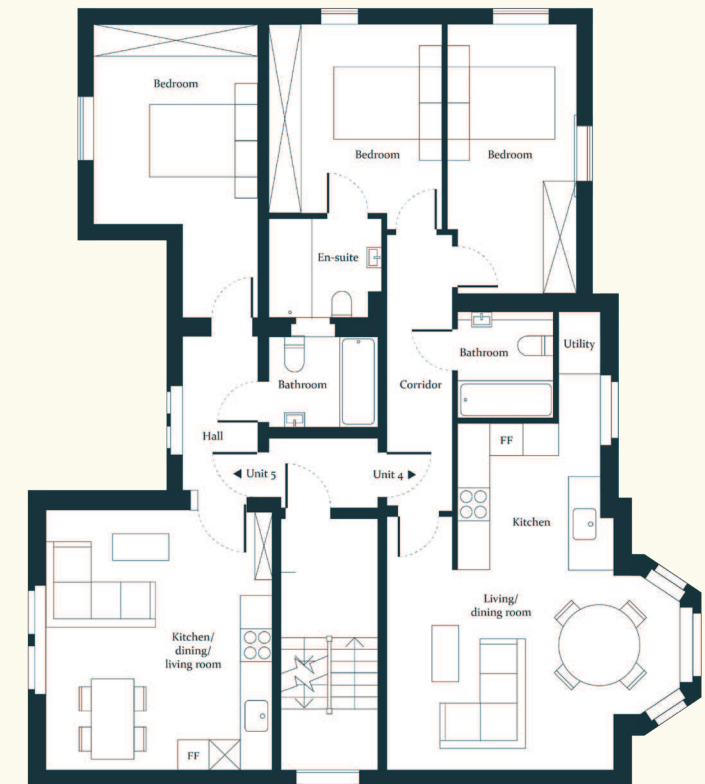
Ground level

Unit 2 & 3



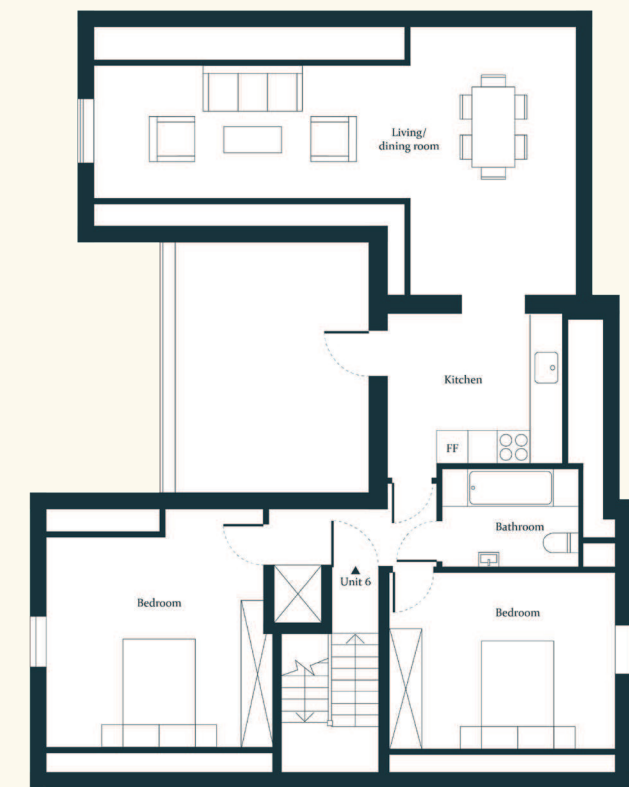
First level

Unit 4 & 5



Second level

Unit 6



Bedroom with open-plan walk-in wardrobe



Bedroom in unit 1

Kitchen



Kitchen in unit 1



Living area



Living room in unit 1

Living area



Living room in unit 2



Living area



Living room in unit 3

Bedroom



Master bedroom in unit 4



Living area



Living room in unit 6

Cloakroom for your guests



Cloakroom in unit 1



Specifications

General

Mega-flow water cylinders
Audio-video intercom to units 2, 4, 5 & 6
Freehold satellite system
Quad data points to living rooms and bedrooms
Ultra-fast broadband connectivity

Kitchens

Handleless shaker
Integrated appliances: oven, hob, hood, dishwasher, fridge-freezer, washer-dryer, wine cooler
Wilsonart marble worktops and full splashback

Bathrooms and en-suites

Traditional-style Burlington Chelsea curved mixer taps
The Bath Co freestanding baths with traditional chrome claw feet
Walk-in showers with waterfall shower heads (units 1, 2 & 4)
Wall-hung Grohe sinks
Half-tiled subway detailed walls
Patterned floor tiles
Motion mirror Bluetooth cabinets with speakers, lights, charging sockets and storage
Luxurious double-sink with free-standing bath-shower (unit 1 master)
Soft close toilet seats
Wall-hung Orchard toilets
Wi-Fi radiator heated towel rail
Silent extractor fan

Heating, lighting and electrics

Wi-Fi radiators
Bespoke statement lighting: Dar Bombazine 5-light ceiling pendant natural brass (units 2, 3, 4, 5 & 6)
Bespoke statement lighting: Bombazine 7 arm ceiling pendant natural brass (unit 1 living area)
Dining table pendants: Rondure white and gold (units 2, 4 & 6)
Dar Epstein ceiling pendant light – gold for dining area to unit 1
Wall lights: Kyo ceramic wall light
Vivian ceiling pendent to bedrooms
Bedside lights: Hotel wall light with LED reading stick
Unit 1 office: Rod 15 arm led ceiling pendant lighting
White stone plug sockets and switches



Bathroom in units 4 & 6

Bedrooms

Fitted wardrobes
Open-plan walk-in wardrobes (unit 1)
Warm bedside pendant lighting with reading lighting and USB charging sockets
En-suites (units 1, 2 & 4)

Flooring

15mm acoustic underlay
Parquet flooring throughout living, kitchen, dining, corridors and bedrooms
All bathrooms tiled

Common areas

Landscaped communal garden with bin store and outside seating areas
External freestanding non-intrusive communal post boxes
Allocated parking for all units

Private outside terrace (unit 6)

Frosted glass balustrade around perimeter
Wood-effect acrylic anti-slip flooring



Bedroom in unit 1





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58 Epsom Road, Guildford