

# DRYDEN COURT

CENTRAL GUILDFORD

PRELIMINARY DETAILS



THE ART IS DEVELOPING



PRELIMINARY  
DRYDEN COURT  
CENTRAL GUILDFORD  
DETAILS

A collection of highly attractive and luxurious townhouses share a desirable, secure and leafy setting on the fringes of Surrey's county town. Conveniently located less than a mile from the top of Guildford's iconic cobbled High Street, choose from just four carefully-designed three, four & five bedroom homes, each includes off-street parking and a private rear garden. Built to Runnymede's award-winning customary high standard, high levels of energy efficiency and a premium specification, these superbly built new homes are the latest in a line of exciting new living experiences in central Guildford.









# AN ABUNDANCE OF KERB APPEAL...

CGI image - indicative only.

...MATCHED WITH  
BEAUTIFULLY PLANNED  
INTERIOR SPACE





















# DRYDEN COURT

CENTRAL GUILDFORD

## THE COUNTY TOWN OF GUILDFORD - THE PERFECT BACKDROP TO YOUR BRAND NEW LIFESTYLE.

Dryden Court enjoys the perfect 'top of town' location, but is central enough to easily reach Guildford's iconic cobbled High Street in just 10 minutes on foot.

At the same time, the highly sought-after residential area feels surprisingly peaceful and 'out of town' - Pewley Down is no more than a mile away, or travel a little further to reach Newlands Corner, less than 3 miles away. Either will provide equally inspiring walks and breathtaking views across some of Surrey's finest countryside.

Steep gables, warm red brick and the soft tones of solid stone ledges and bay windows, each combine perfectly for more than enough kerb appeal to the striking Victorian-styled townhouses. Off-street parking hides behind a stone-clad wall, accessed between a set of stone capped pillars, whilst solid stone steps lead upwards to enter these magnificent new homes.

Built for modern living, each home is networked for a range of media connectivity. Stylish kitchens include high quality appliances for ease of use. Cloakroom, en suite and bathrooms enjoy contemporary designer sanitaryware.

Built over an impressive four-levels of living space, each home features an appealing balance of open-plan and traditionally designed accommodation.

The home's hub on the lower ground floor, features a fabulous open-plan kitchen and dining area, which accesses a south west-facing terrace and private garden via a wall of sliding glazed doors.

The ground floor includes the drawing room with two Juliet balconies, whilst the principal suite on the first floor to three of the homes, features a full width balcony with views over the rear garden. A further level of bedrooms completes the accommodation.

These new homes will appeal to those looking for an easy to manage lifestyle. Located on Lower Edgeborough Road, Dryden Court is very commuter convenient with London Road Station, just 5 minutes away on foot, providing a one hour journey time to Waterloo. Indeed, you can reach the Capital even faster with less than a 40 minute journey from Guildford's central station. London Road or Epsom Road are just moments from Dryden Court for main routes out of town, with easy access to the A3 and the motorway network beyond.



Guildford's iconic Guildhall Clock sits above the cobbled High Street.



Guildford High Street.



The 11th Century Castle and grounds.



The River Wey near Millmead Lock.

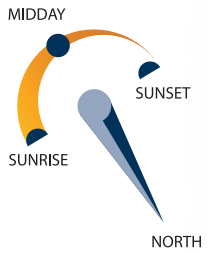




---

---

OVER & ABOVE



EXISTING PROPERTY

EXISTING PROPERTY



LOWER EDGEBOROUGH ROAD



---

---

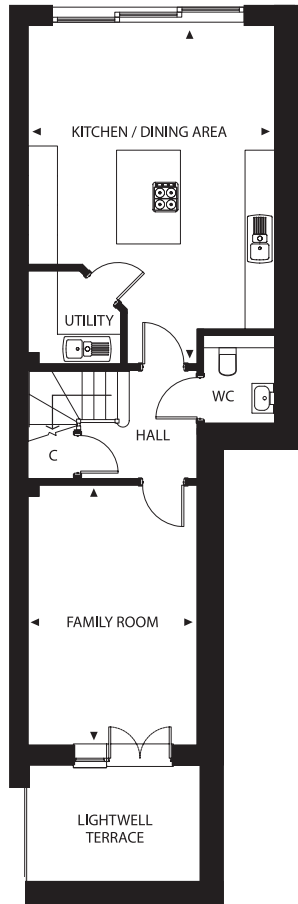
# PROPERTY LAYOUTS





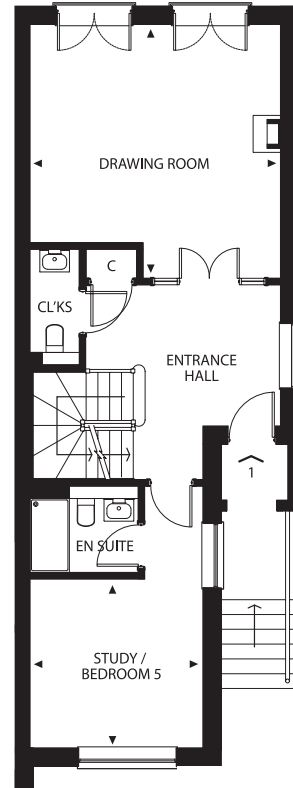


TERRACE / GARDEN

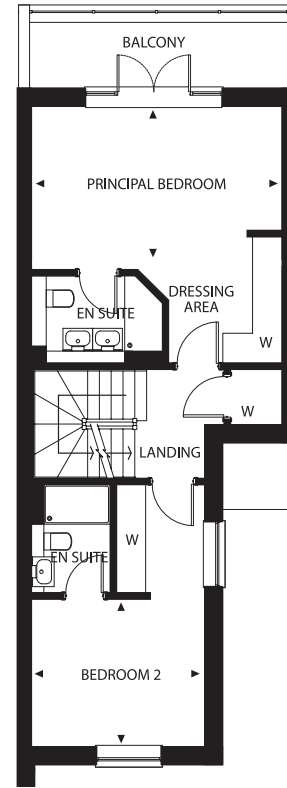


Lower Ground

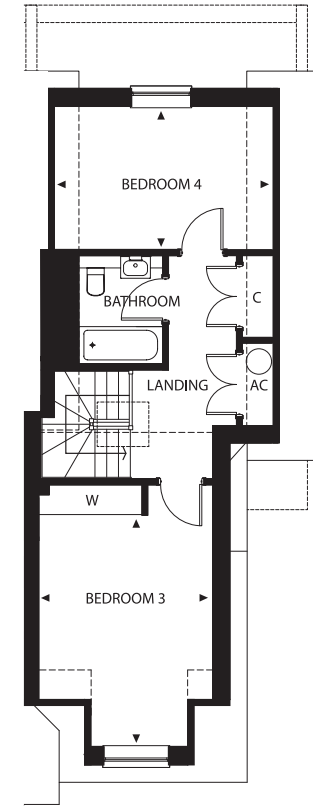
JULIET BALCONIES



Ground Floor



First Floor



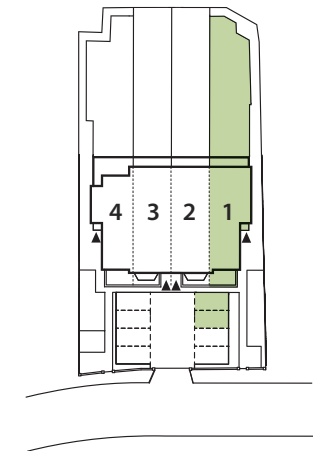
Second Floor

# No.1

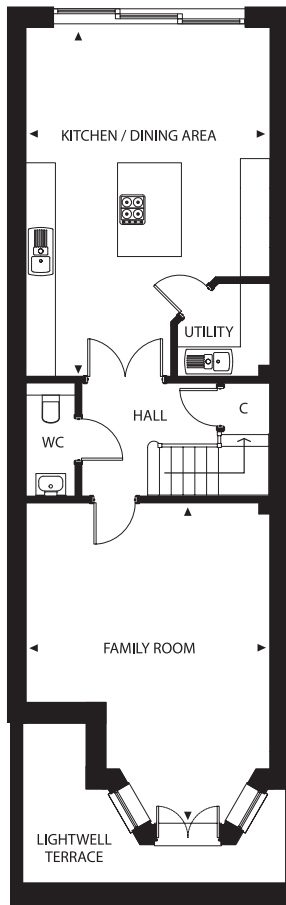
Four/five-bedroom town-house with private garden, balcony and allocated off-street parking for two cars.



Kitchen / Dining Area	6.8m x 5.0m
Family Room	5.2m x 3.4m
Drawing Room	5.1m x 5.1m
Principal Bedroom	5.0m x 3.1m
Bedroom 2	3.5m x 3.0m
Bedroom 3	4.7m x 3.5m
Bedroom 4	4.4m x 2.9m
Study / Bedroom 5	3.5m x 3.4m

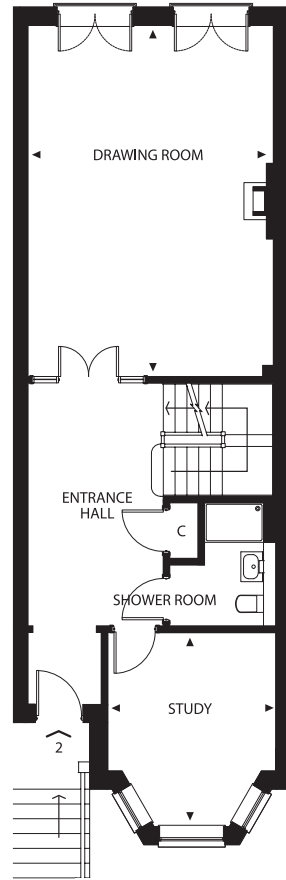


TERRACE / GARDEN

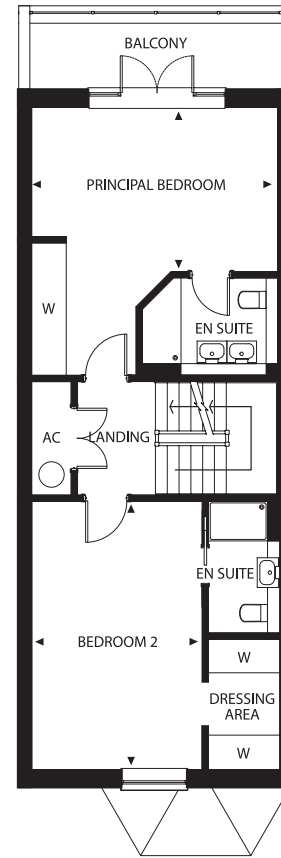


Lower Ground

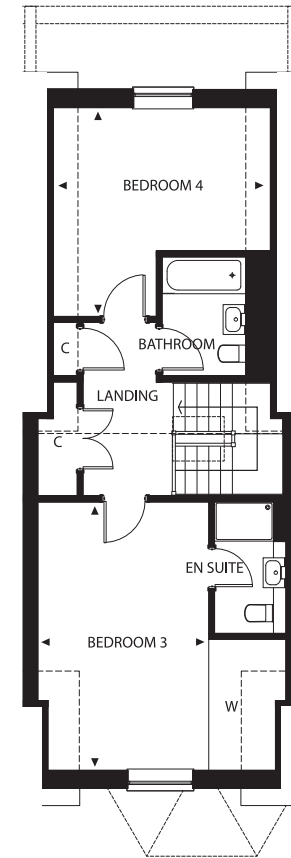
JULIET BALCONIES



Ground Floor



First Floor



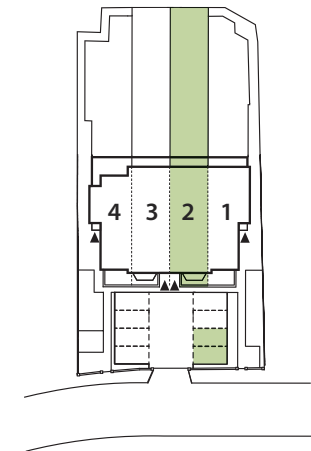
Second Floor

## No.2

Four-bedroom town-house with private garden, balcony and allocated off-street parking for two cars.

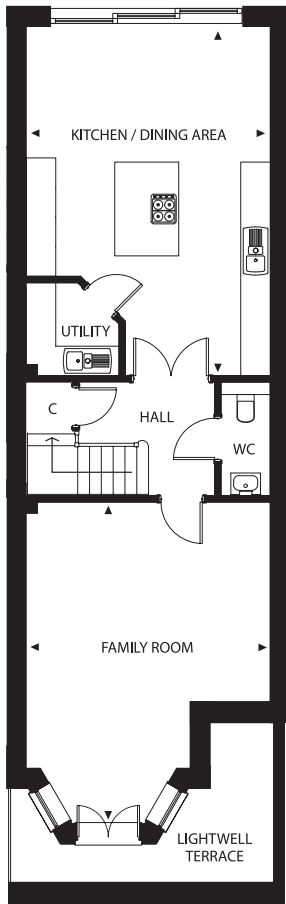


Kitchen / Dining Area	7.0m x 4.9m
Family Room	6.5m x 4.9m
Drawing Room	7.1m x 5.0m
Study	3.9m x 3.4m
Principal Bedroom	5.0m x 3.5m
Bedroom 2	5.4m x 3.4m
Bedroom 3	5.4m x 3.4m
Bedroom 4	4.4m x 4.2m



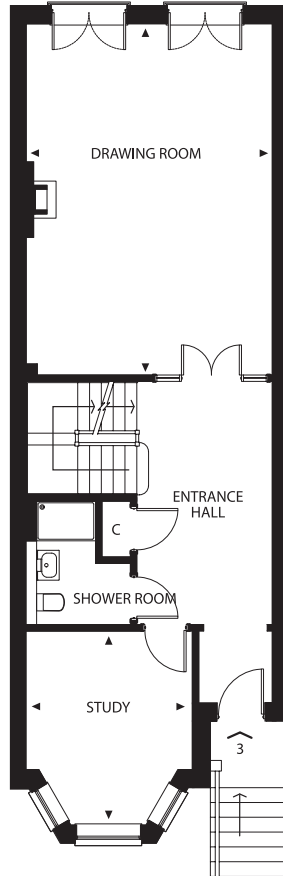


TERRACE / GARDEN

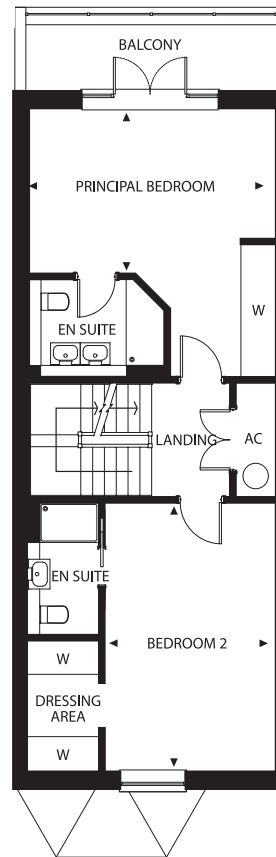


Lower Ground

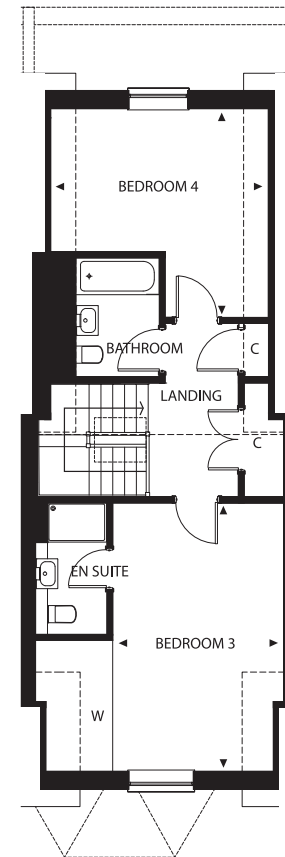
JULIET BALCONIES



Ground Floor



First Floor



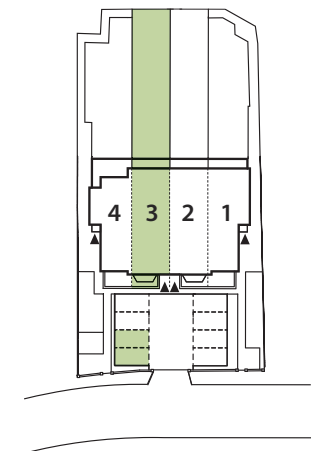
Second Floor

## No.3

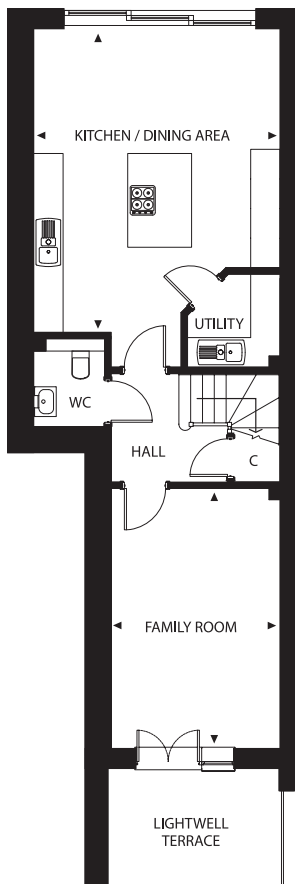
Four-bedroom town-house with private garden, balcony and allocated off-street parking for two cars.



Kitchen / Dining Area	7.0m x 4.9m
Family Room	6.5m x 4.9m
Drawing Room	7.1m x 5.0m
Study	3.9m x 3.4m
Principal Bedroom	5.0m x 3.5m
Bedroom 2	5.4m x 3.4m
Bedroom 3	5.4m x 3.4m
Bedroom 4	4.4m x 4.2m

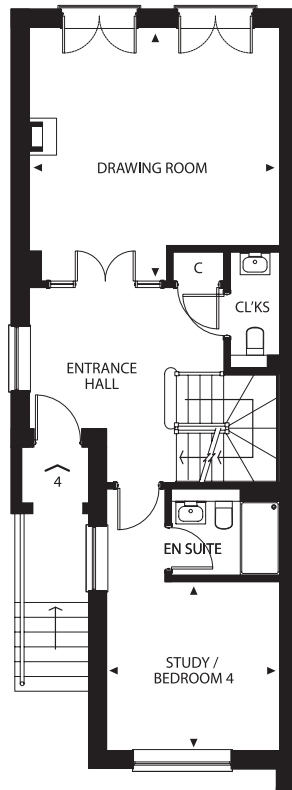


TERRACE / GARDEN

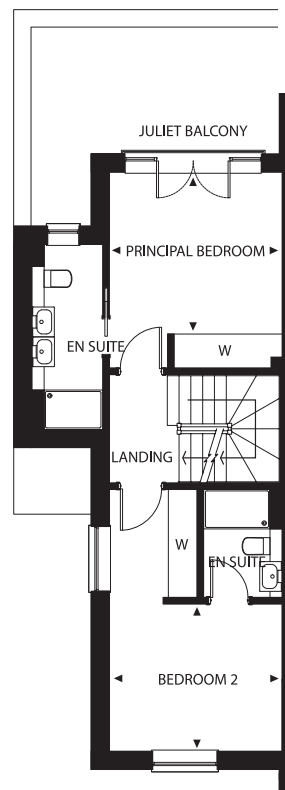


Lower Ground

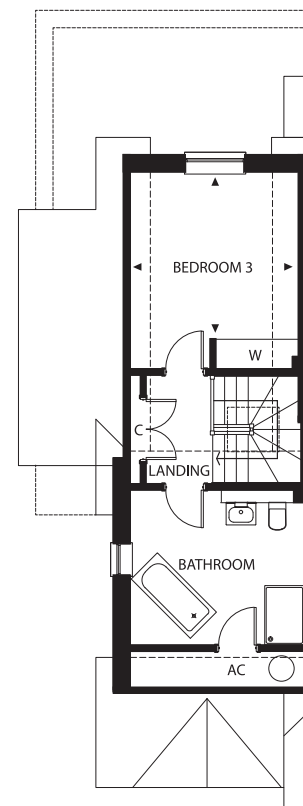
JULIET BALCONIES



Ground Floor



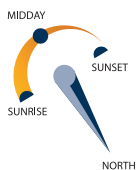
First Floor



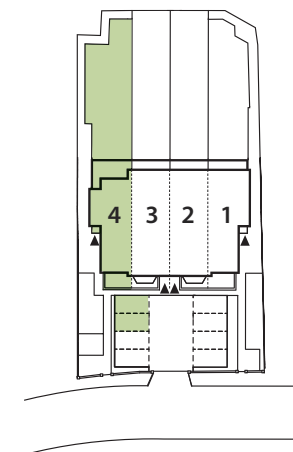
Second Floor

## No.4

Three/four-bedroom town-house with private garden and allocated off-street parking for two cars.



Kitchen / Dining Area	6.8m x 5.0m
Family Room	5.2m x 3.4m
Drawing Room	5.1m x 5.1m
Principal Bedroom	3.5m x 3.2m
Bedroom 2	3.5m x 3.0m
Bedroom 3	3.3m x 3.3m
Study / Bedroom 4	3.5m x 3.4m



PRELIMINARY SPECIFICATION

# DRYDEN COURT A SPECIFICATION WITH HIGHER STANDARDS

At Dryden Court, Runnymede Homes aims to incorporate practical, yet stylish design elements. Traditionally-built, these homes enjoy the closest attention to detail with meticulous finishing throughout. In addition, the homes feature superb standards of insulation to provide high levels of energy efficiency.

Bespoke designed kitchens by Wooden Heart combine with Siemens advanced technology appliances, luxury bathroom brands such as Hansgrohe and Villeroy and Boch also complement the desirable living space.

As the specification suggests, the homes are designed to stand the test of time and provide a lifetime of enjoyment.

## LIFESTYLE OPTIONS

**Interior Design Package by Hunterwood**

**Outdoor kitchen with barbecue and wine fridge**

**Garden office**

**Home cinema/media pack**

Please ask for further details.



## CONSTRUCTION

- Traditional brick and block construction
- Portland Stone Ashlar block detail
- Concrete floors (except 2nd floor)

## KITCHEN & UTILITY

- Bespoke, modern design by Wooden Heart
- Composite stone worksurfaces
- Advanced technology Siemens appliances including: integrated dishwasher, combination microwave oven, oven, wine cooler, refrigerator and freezer
- Utility room to complement kitchen with Bosch washing machine and tumble dryer

## BATHROOM, EN SUITES & CLOAKROOMS

- Ensuites with tiled wet room-style showers
- Family bathroom with Villeroy and Boch bath
- White sanitary ware throughout
- Hansgrohe thermostatically controlled showers
- Electrically heated polished chrome towel rail to all bathrooms
- Vanity units by Villeroy and Boch and Dansani
- Taps and fittings in polished chrome

## HEATING & COMFORT

- Underfloor heating (wet system) to all floors for comfort and economy
- Modern Gel fuel indoor fireplaces to Drawing room (nos.2 & 3)
- Contemporary gas fireplaces to Drawing room (nos.1 & 4)
- Pressurised hot water system coupled with 'A' rated condensing boiler
- High efficiency roof integrated solar panels
- Highest standards of insulation throughout

## INTERNAL FINISH & FLOORING

- Smooth-finish plaster walls and ceilings
- Porcelain tile flooring to kitchen, utility, lower hall, bathrooms, and cloakrooms
- Engineered Oak timber herringbone wood flooring to upper ground floor
- High quality carpet to family/media room, bedrooms and landings
- Carpet runner to staircase
- Elegant two panel 44mm painted internal doors
- Polished chrome ironmongery
- Fully fitted wardrobes by Lawrence Walsh

## LIGHTING & MEDIA

- Energy efficient LED downlights
- Pendants over kitchen island
- Polished chrome switches and sockets throughout
- High speed fibre optic media connectivity
- Pre-wired for ceiling speakers

## SECURITY & PEACE OF MIND

- NACOSS approved hard wired security alarm system with keypad entry
- Mains operated smoke and heat detectors with battery back-up
- Fire Sprinkler system
- Multipoint locking to principle external doors

## EXTERNAL AREAS

- Fully landscaped garden
- Porcelain paved sunken terrace
- Outside tap and power point
- Block paved allocated parking
- External security lights
- Fast EV charger to each property
- Enclosed bin store

## NEW HOMES WARRANTY

- 10-year Buildmark National House Building Council Warranty



Registered house builder

# THE ART IS DEVELOPING.

Established in 1975, Runnymede has been proudly creating new and individually distinctive homes for nearly 50 years. A simple yet effective philosophy has been implemented from the outset - a meticulous attention to detail and determination not to accept 'second best'.

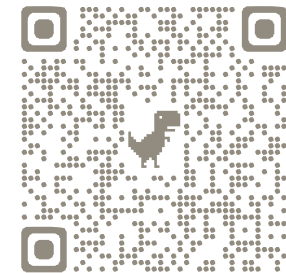
Overseen by a passionate and dedicated management team, applying creative excellence, specifying the finest of materials and brought together by highly skilled teams of master builders, interior and landscape specialists, Runnymede ensures its reputation is secured now and into the future.

The award-winning Runnymede brand of new homes encompasses elegantly designed apartments and houses in attractive gated courtyard settings, through to individually designed family houses and imposing mansions.

The scale and design of a Runnymede home is naturally a variable - designed to suit a specific location and home buyer, what never changes is the care and attention in the design, selection of materials and dedication to build quality.



Protection for new-build home buyers



[www.consumercode.co.uk](http://www.consumercode.co.uk)







# THE ART IS DEVELOPING NEW HOMES PEOPLE WILL BE PROUD TO LIVE IN.

---

The same care and attention in creating the new homes is applied to looking after our home owners. From the moment you reserve your new Runnymede home, we aim to make the experience enjoyable and informative each step of the way.

Our goal is to take care of you, not just when you are buying, but also after you have moved into your new home. In many cases we are able to assist our purchasers in making individual specification choices for their property\* and we will make every effort to accommodate our client's requests.

Ensuring that the living experience meets every buyer's expectation is always our priority.

A Runnymede home can only be found in some of the finest settings of Surrey and its neighbouring counties - we believe our brand of new homes is widely recognised as a hallmark of the highest standard, not only in these locations, but well beyond. The awards and accolades we receive continue to substantiate this claim.



SMALL MULTIPLE HOUSING  
**FOXFIELD**  
WEST CLANDON  
GUILDFORD DESIGN AWARDS  
WINNERS 2020



BEST APARTMENT SCHEME  
**ALVASTON**  
GUILDFORD  
SURREY PROPERTY AWARDS  
WINNERS 2022



*Surrey*  
PROPERTY AWARDS 2022  
BEST APARTMENT SCHEME



COUR

DRYDEN COURT, LOWER EDGEBOROUGH ROAD, GUILDFORD GU1 2EX  
PRELIMINARY DETAILS - PLEASE CONTACT RUNNYMEDE HOMES FOR FURTHER INFORMATION.

  
RUNNYMEDE

Telephone: 01932 858 991 Email: [info@runnymedehomes.co.uk](mailto:info@runnymedehomes.co.uk) Web: [www.runnymedehomes.co.uk](http://www.runnymedehomes.co.uk)