



Abbots Close, Onslow Village, Guildford, GU2 7RW

£900,000



# Abbots Close, Onslow Village, Guildford, GU2 7RW

A superbly presented detached family house with excellent accommodation throughout and situated on a large plot at the end of a small cul-de-sac in the popular Onslow Village area of Guildford with stunning landscaped south-facing gardens, ample parking and detached double garage.

The porch leads to the front door into the spacious hall with cloaks cupboard, cloakroom, stairs to 1st floor with storage below and doors to principal rooms.

To the rear is the impressive triple aspect 22' reception room with open fireplace, windows to front, side and sliding patio doors to rear garden. To the front are some steps down to a large family room with high ceilings and windows to side and front. Also off the hall is the spacious dining room with bow window to rear and a fully fitted kitchen/ breakfast room with an extensive range of fitted units with built-in appliances, space for breakfast table and chairs and large window to front and further window to side. Also off the hall is a utility room providing further built-in units with sink and space for washing machine and tumble dryer with glazed door to rear.

The galleried split-level 1st floor landing has two windows to front, built-in airing cupboard and access above via pull-down ladder to large loft. On this floor is an impressive 15'6" master bedroom with an extensive range of fitted wardrobes to two walls, large window to rear and door to spacious ensuite bathroom. Also on this floor are two double bedrooms, both with built-in wardrobes, a further small double bedroom with windows to sides and front and a modern family bathroom.

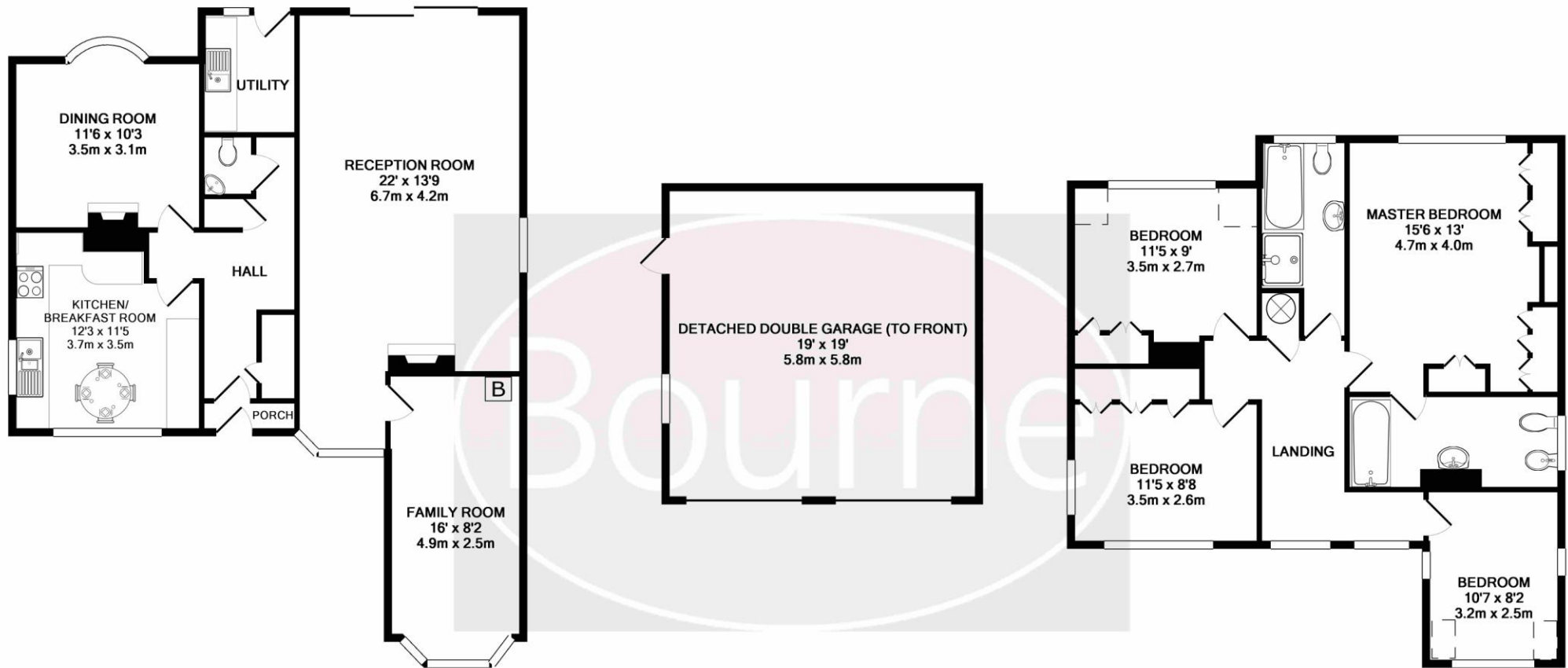
To the front of the house is a driveway providing parking for 3-4 cars and leading to the large detached double garage with storage space above. A path leads through the beautifully maintained front garden up to the front door with gated side access to rear.

To the rear is a glorious south-facing garden measuring over 150' in depth comprising a paved terrace with steps up to lawn with mature hedging to side and rear, leading through to a further large lawned garden with mature shrubs and hedges to sides with trees to rear providing an excellent degree of seclusion and privacy. Beyond is a further useful compost area.

- Detached Family House
- Four Bedrooms
- Ensuite, Family Bathroom & Cloakroom
- Three Large Reception Rooms
- Kitchen/Breakfast Room
- Detached Double Garage
- Stunning South-Facing Gardens
- Secluded Cul-de-Sac
- Onslow Village Location
- Close to Station & High Street



# Floor Plan



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 1233 SQ.FT.  
 (114.6 SQ.M.)

1ST FLOOR  
 APPROX. FLOOR  
 AREA 750 SQ.FT.  
 (69.7 SQ.M.)

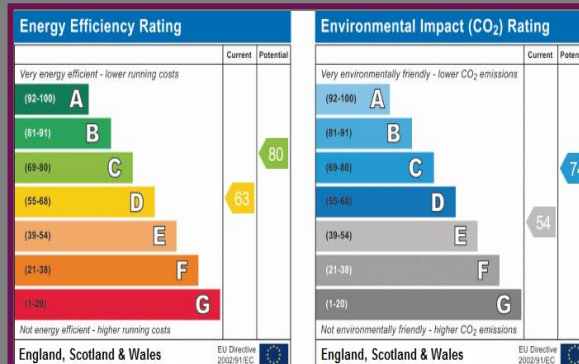
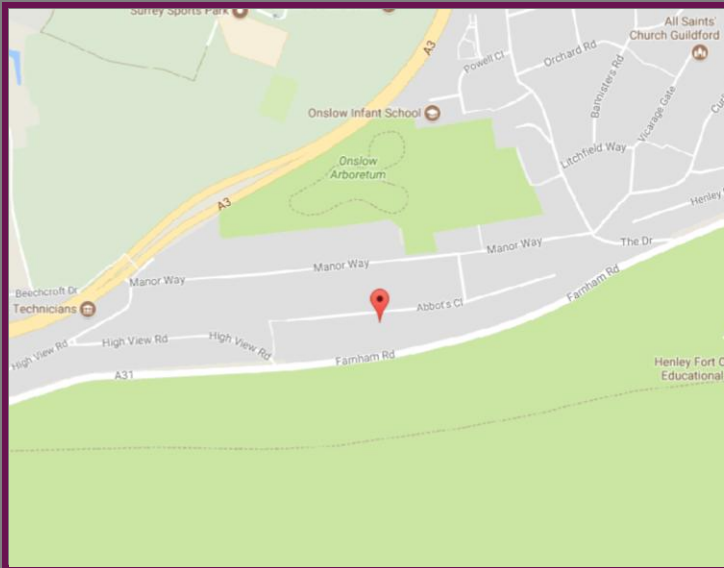
FOR ILLUSTRATIVE PURPOSES ONLY  
 TOTAL APPROX. FLOOR AREA 1983 SQ.FT. (184.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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# Location

The property is situated at the head of a small, residential cul-de-sac just off Manor Way in the highly sought after Onslow Village area of Guildford within just over a mile of the mainline station and town centre. The A3 which provides easy access to London, the M25 and the South Coast, is within approximately ½ a mile.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



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