



9 Abbotswood Close, Guildford, Surrey, GU1 1XA

 Chantries
& Pewleys



4 bedrooms (1 with en-suite)
Family bathroom
Living room
Family room
Kitchen
Study
Cloakroom
Garage & rear garden
Title Freehold. Council tax band G. EPC D.

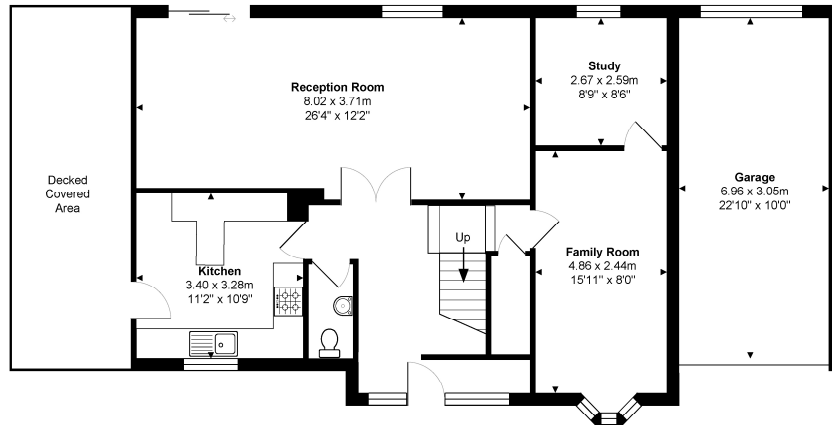
Fine four double bedroom family home, on the highly regarded Abbotswood estate, close to excellent schools.

Set in a mature and private corner plot in the highly regarded Abbotswood estate, 9 Abbotswood Close is an attractive four-bedroom detached family home, with well-appointed accommodation arranged over two floors. On the ground floor, the property offers a large main reception room across the back of the house with patio doors out on to the rear garden, as well as a family room and a study. A kitchen and downstairs cloakroom complete the ground floor. Upstairs, the house offers four double bedrooms and two bath/shower rooms. Subject to the relevant consents, 9 Abbotswood Close does offer considerable scope to enlarge the existing footprint to either flank, if required. Indeed, planning permission was granted back in 2005 (now lapsed) for a single storey side extension to extend the kitchen.

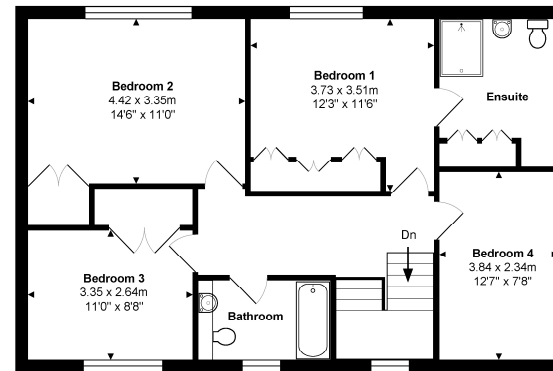
Outside, to the front there is ample driveway parking. The rear garden enjoys a sunny east-southeast facing aspect and has a large patio terrace across the width of the house with steps up to a two-tiered lawn, interspersed with well-stocked borders and mature shrubs. At the end of the garden is a large timber outbuilding which is currently used as a home gym.

The Abbotswood estate is situated just over a mile away from Guildford's Upper High Street. Built in the early 20th Century on 50 acres of farmland, the original 46 houses that were built either side of the First World War have been further added to over the years, and this prestigious estate now offers an attractive mix of property styles. Abbotswood was designated a Conservation Area in 2011 and is within easy reach of a good many excellent local schools in both the public and private sectors, making it an ideal location for a family.

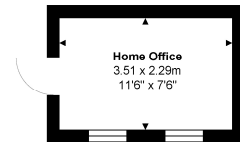




Ground Floor



First Floor



(Not shown in true location)

Total Approx. Gross Internal Area 180.9 m² ... 1948 ft² (includes garage and outbuilding)

All measurements are approximate and for display purposes only. Not to scale.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

