



20 The Crossways, Guildford GU2 7QG



**COLLINS**  
Independent Estate Agent







## 20 The Crossways Guildford GU2 7QG

£899,000

Freehold

One of the original Onslow Village homes positioned high on the chalky slopes of the Downs within a conservation area. The property features an unusually large plot affording garden to three sides. During my clients occupation a full refurbishment has taken place around the many original features at no expense spared, with a focus on design and quality. Currently the accommodation comprises of four good sized bedrooms, over two floors, with a new luxury bathroom and ensuite to compliment the bedrooms. There are two spacious reception rooms with wooden floors, and a hallway where a new cloakroom can be found with an incredible Italian reclaimed floor. The kitchen is also new with timeless painted shaker units, built in appliances and bespoke brass taps. This area offers the most opportunity for growth to transform the ground floor space. French doors from the sitting room open to a well kept, lawned garden that features a gentle slope to a banked lawn to the side. The garden continues to the side and flows to the front where a further hedged garden can be found. The plot faces and backs east to west affording the perfect combination of sunshine in the summer months. A new home office has been added in recent months which lends itself well to a number of uses with all year round insulation and double glazing. To summarise - Perfect location for schooling, countryside, town and mainline station.



- Character "Onslow" family home
- Ideal for Guildford County School
- Four bedrooms
- Beautiful interior
- Double glazed, Gas central heating
- WW II Anderson shelter
- Council tax band - F
- EPC - D







The Crossways is a popular place to live for families looking for good schooling and easy access to the town, mainline station and countryside. The immediate location is the oldest part of the village developed and built in the 1920s by Lord Onslow. The rise in reputation, results and facilities at The County Secondary School have increased the areas appeal even more in recent years. Onslow Village is a lovely place to live in Guildford and features a strong community atmosphere.



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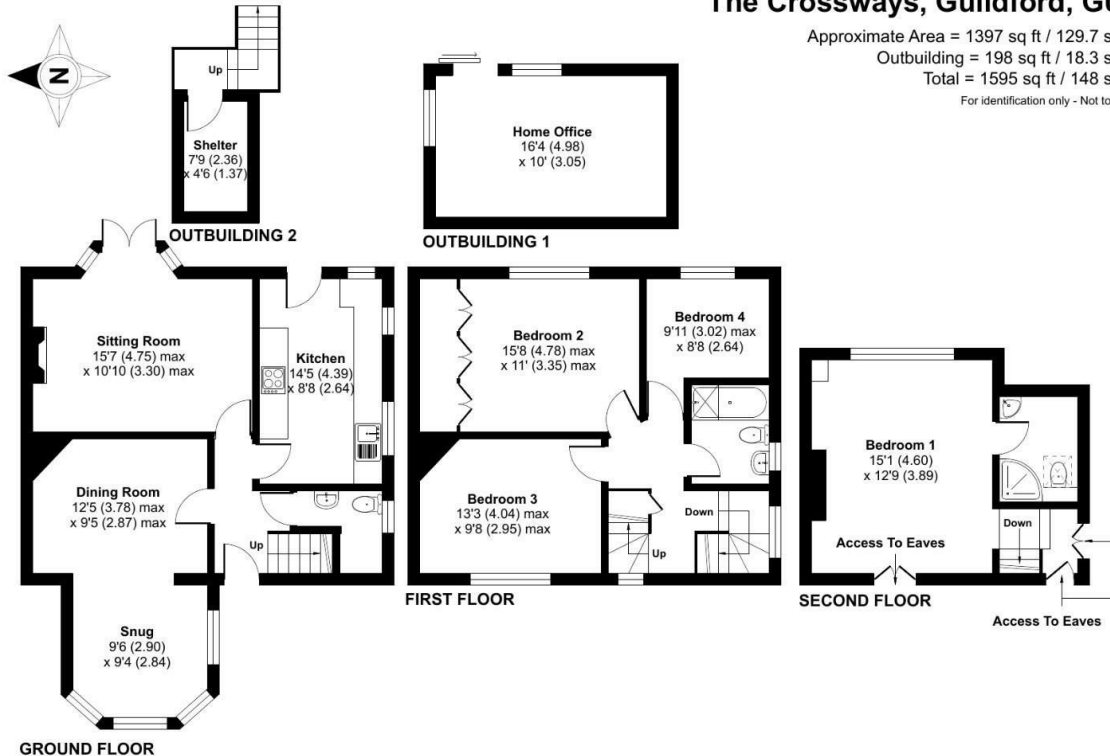
# The Crossways, Guildford, GU2

Approximate Area = 1397 sq ft / 129.7 sq m

Outbuilding = 198 sq ft / 18.3 sq m

Total = 1595 sq ft / 148 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2023. Produced for Mark Collins (Guildford) Limited. REF: 1048092



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