



26 Litchfield Way, Guildford GU2 7QH



**COLLINS**  
Independent Estate Agent





## 26 Litchfield Way Guildford GU2 7QH

£950,000

Freehold

A family home of great character and atmosphere in the heart of the highly sought after Onslow Village that dates from 1926 with later additions. The property has been cleverly extended with accommodation now comprising of five bedrooms, two bathrooms and a lovely sized bayed sitting room and well equipped kitchen/dining space. In addition a good sized study, cloakroom and large utility space can also be found to the ground floor. There are two working log burners, double glazing, gas central heating to radiators and a pressurised hot water system. One of the nicest features is the large picture bay window to the sitting room enjoying an elevated view across gardens and the village to The Mount. The garden faces south east and is a great size being gently sloping with a large lawn, trees and a raised terrace. Summer evening sun is found at the rear patio in a peaceful quiet spot. There is plenty of driveway parking to the front on a tarmac drive, side access and a garage/store that is now reduced in size with the addition of the utility room.



- Within 0.6 of a mile to Guildford County School
- Within 1 mile of mainline station
- Five bedrooms and two bathrooms
- Large sitting room & kitchen dining space
- Study, cloakroom
- Parking for 3 cars
- Lovely south east garden
- Council tax band - E
- EPC - C





Litchfield Way is a popular place to live for families looking for good schooling for all ages and easy access to Guildford town, mainline station and countryside at The Mount. The immediate location is in a quiet spot in the heart 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. County School 0.6 of a mile by foot, according to Google, and mainline station 1 mile by foot.



# COLLINS

**Independent Estate Agent**

Parallel House, 32 London Road  
Guildford, Surrey GU1 2AB

Telephone | 01483 230 473  
info@collinsguildford.co.uk

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



# Litchfield Way, Guildford, GU2

Approximate Area = 1712 sq ft / 159 sq m (exclude void)

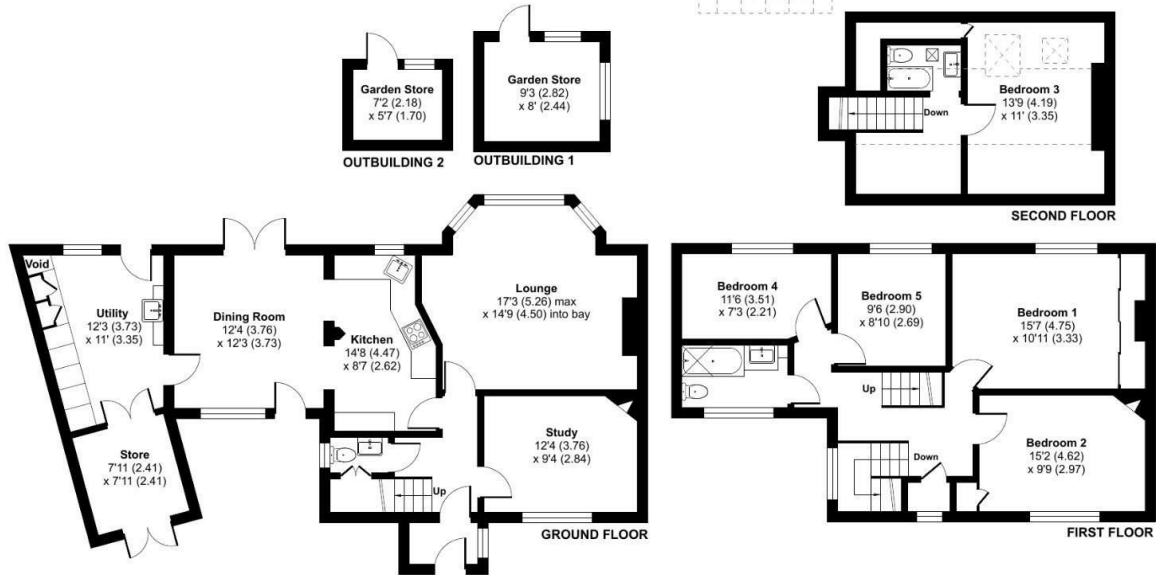
Limited Use Area(s) = 160 sq ft / 14.8 sq m

Outbuildings = 116 sq ft / 10.7 sq m

Total = 1988 sq ft / 184.5 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards including International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Mark Collins (Guildford) Limited. REF: 1078802



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