



2 Gateways, Guildford, Surrey



A five bedroom detached family home spanning almost 3000 sq ft, comprehensively **extended and modernised** throughout and just one mile from Guildford's upper high street.

Summary of accommodation

Ground Floor: Covered entrance porch | Entrance hall | Family room | Living room | Kitchen/breakfast/dining room | Study | Boot/utility room | Cloakroom

First Floor: Four bedrooms | Two bathrooms

Second Floor: Principal bedroom with dressing room and bathroom

Garden and Grounds: Mature, flat rear southwest-facing gardens Large entertaining terrace | Garage | Significant driveway

In all about 0.203 acres

Distances

Guildford's Upper High Street 1 mile, London Road Station, Guildford 0.9 miles (from 47 minutes to London Waterloo)

Guildford station 1.6 miles (from 32 minutes to London Waterloo), A3 (Guildford northbound) 1.6 miles, A3 (Guildford southbound) 2.3 miles

M25 (Junction 10) 8.1 miles, Heathrow Airport 23.3 miles, Central London 31.8 miles, Gatwick Airport 33.1 miles

(All distances and times are approximate)



Hill Clements Guildford
6 Quarry Street
Guildford
GU1 3UR
hillclements.com

Scott Wishart
01483 300300
scott@hillclements.com



Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford
GU1 3DE
knightfrank.co.uk

James Ackerley
01483 617920
james.ackerley@knightfrank.com

Tim Chapman
01483 963880
tim.chapman@knightfrank.com

Situation

Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London.

Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.

Schools

Royal Grammar School and Royal Grammar Preparatory School, Guildford High School, Tormead, George Abbot School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford County School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine's, Charterhouse, Aldro.

Amenities

G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Course.

The property

2 Gateways is a charming tile-hung family home, built in the early 1950s and since extended and modernised by the current owners. Designed for flexible family living, it features a spacious kitchen and family area at the rear, which opens to the living room. Expansive southwest-facing bi-fold doors flood the space with natural light and fully open onto a large terrace, seamlessly connecting to the level rear garden—perfect for entertaining. Additional features include a study off the sitting area and a utility room adjoining the kitchen.







At the front of the house there is a family room and a cloakroom off the entrance hall. On the first floor there is a large landing, four bedrooms and two bathrooms. A staircase from the spacious landing leads to the second floor suite which includes principal bedroom, dressing room and en suite.



Approximate Gross Internal Floor Area

Ground Floor = 126.7 sq m / 1364 sq ft

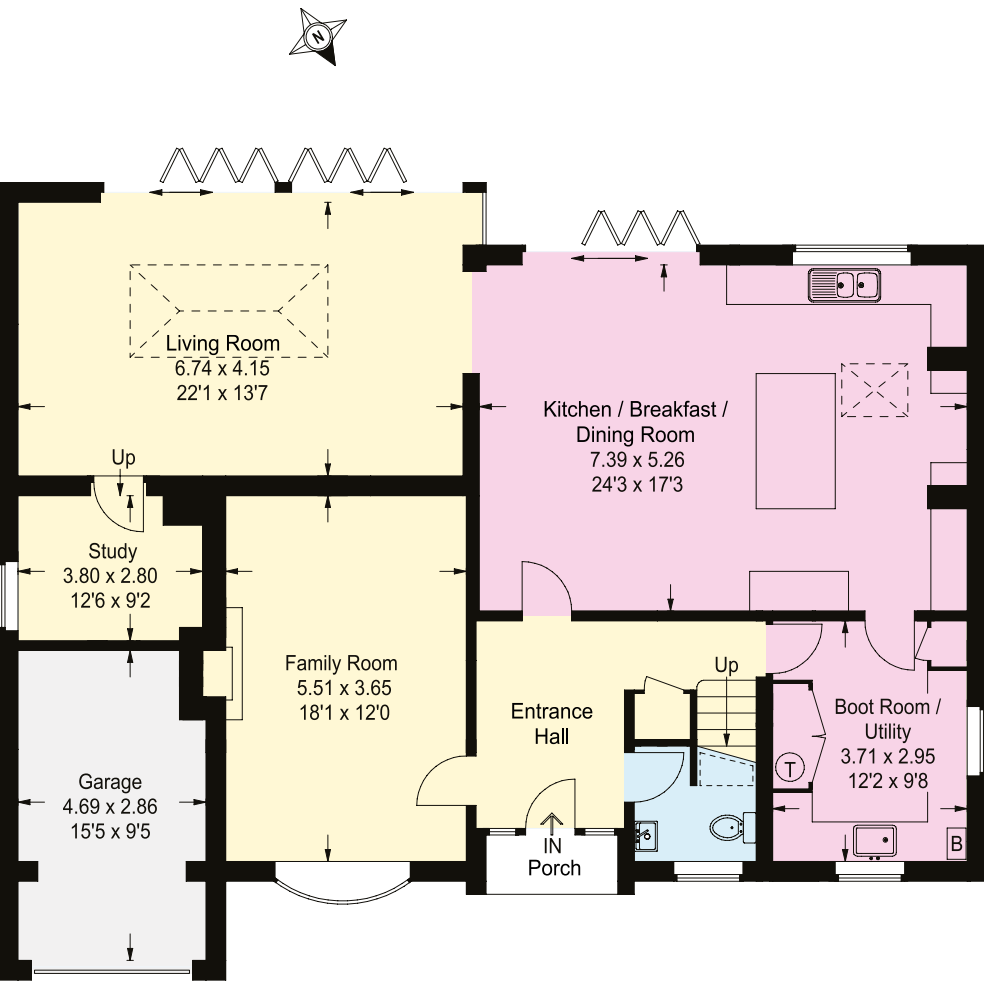
First Floor = 86.2 sq m / 928 sq ft

Second Floor = 46.1 sq m / 496 sq ft

Garage = 13 sq m / 140 sq ft

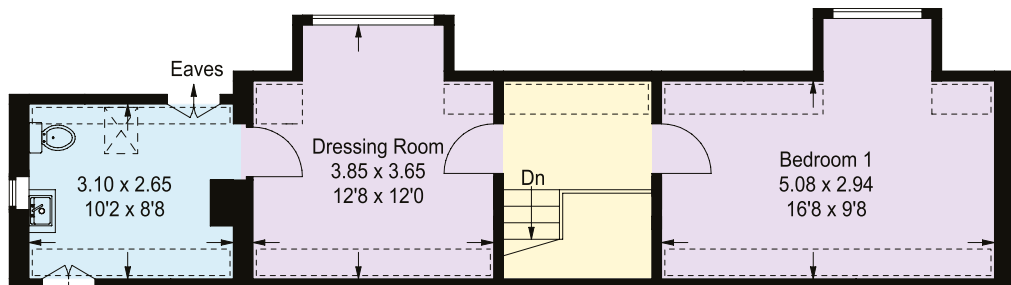
Total = 272 sq m / 2928 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

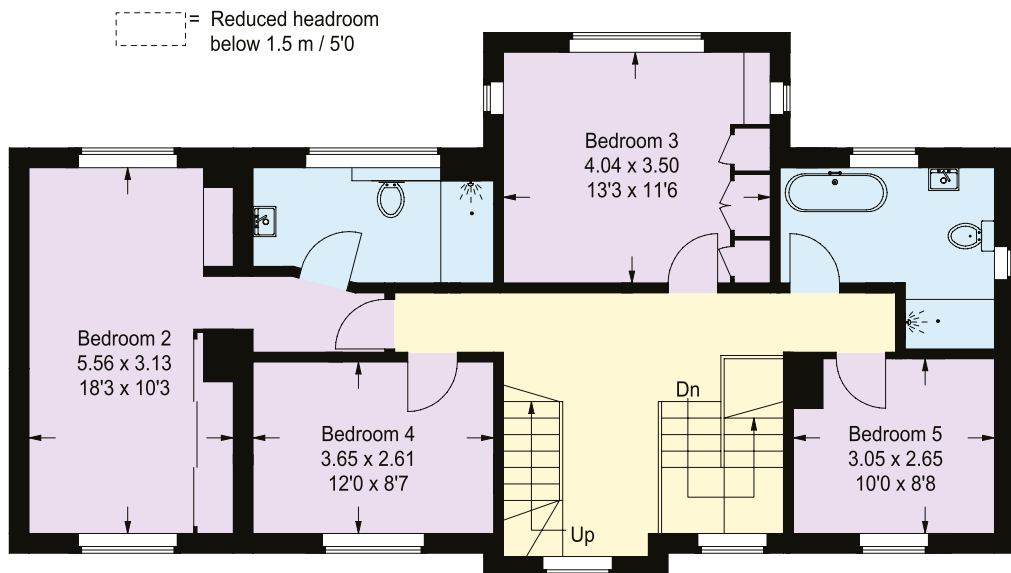


Ground Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Second Floor



First Floor





Garden and grounds

A driveway and pathway lead around a semi circular lawned area to the garage and front door, providing parking areas and a side access leads to the rear. The rear garden is a lovely feature of the house and, facing southwest, provides a sunny and mature setting. There is a Large entertaining terrace adjoining the house, accessed directly from the house and on the same level, via the wide bi-fold doors. The majority of the garden comprises a large area of level lawn surrounded by mature hedging and trees. In all approximately 0.23 acres.

Services

We are advised by our clients that the property has mains water, electricity, drainage, gas central heating.

Directions

Postcode: GU1 2LF
What3Words: ///reply.ranged.names

Viewings

Viewing is strictly by appointment through Knight Frank and Hill Clements.

Property information

Tenure: Freehold
Local Authority: Guildford Borough Council: 01483 505050
Council Tax: Band G
EPC Rating: E



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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