



2 Weyview Close, Guildford, Surrey, GU1 1HN

2 Weyview Close

GUILDFORD, SURREY, GU1 1HN

This well-appointed four-bedroom townhouse in Weyview Close offers flexible living across three floors, with scenic views towards the River Wey and access to a private residents' riverside lawned area, in addition to its own private garden.

Upon entering at ground floor level, a welcoming hallway leads to a cloakroom, the fourth bedroom—a versatile single room currently used as a study—and the master bedroom. The master enjoys views over the rear garden and benefits from a private balcony with far-reaching views towards the River Wey. It also features a modern en-suite shower room with a corner shower, wash basin, WC, and heated towel rail.

The lower ground floor has a contemporary kitchen fitted with sleek units, an integrated fridge/freezer, electric oven, gas hob with extractor, sink with drainer, and provision for white goods. Double doors open to a small front courtyard, providing additional light and a useful utility space. To the rear, the spacious living room features French doors opening onto a patio area and the private rear garden, which is mainly laid to lawn with mature borders of evergreens and perennials. A rear gate provides access to an allocated parking space and a separate garage.

On the first floor, there are two further double bedrooms, one of which includes integrated storage. Both are served by a stylish three-piece family bathroom.

Residents of Weyview Close benefit from access to a communal lawned area that gently slopes down to the River Wey—ideal for relaxing by the water.

This property offers a rare combination of space, privacy, and natural surroundings, all within easy reach of Guildford town centre, reputable schools, and excellent transport links.

n.b. there is a service charge of £17 per month for the upkeep of the communal areas of Weyview Close

- **Four Bedrooms Across Three Floors** – Versatile layout ideal for families or professionals, including a ground floor study/bedroom.
- **Spacious Master Suite** – With en-suite shower room and private balcony offering views towards the River Wey.
- **Modern Kitchen** – Fitted with sleek units, integrated oven, gas hob, extractor, and space for white goods, plus access to a front courtyard.
- **Bright Living Room** – French doors open to a private rear garden with patio and mature planting.
- **Private Garden & Garage** – Rear gate leads to an allocated parking space and a separate garage.
- **Contemporary Bathrooms** – Stylish en-suite and family bathroom serving the upper floor bedrooms.
- **Exclusive Riverside Access** – Residents enjoy a communal lawned area leading to the River Wey.
- **EPC Rating: C** – Energy-efficient and cost-effective to run.

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Local Authority: Guildford Borough Council

Services: All mains services are connected to this property









SITUATION

Weyview Close is a peaceful residential cul-de-sac located on the western edge of Guildford. Set just moments from the River Wey, the area enjoys a semi-rural feel, while remaining within easy reach of excellent amenities and transport links.

Guildford itself is a large and historic county town, widely regarded as one of the most desirable places to live in the South East. The town is set on the River Wey and surrounded by beautiful countryside, including the nearby Surrey Hills Area of Outstanding Natural Beauty, offering miles of walking, cycling, and riding trails.

The cobbled High Street, paved with granite setts, is home to a vibrant mix of independent boutiques, national retailers, and a wide selection of restaurants, pubs, bars, and cafés. Guildford retains its traditional street market every Friday and Saturday, along with a monthly farmers' market on the first Tuesday of each month.

Local amenities near Weyview Close include convenience stores, supermarkets, schools, and healthcare services, while the town centre offers a more comprehensive range of shopping, social, recreational, and educational facilities. Leisure options are abundant, with venues such as Guildford Spectrum, Surrey Sports Park, G Live, and the Yvonne Arnaud Theatre.

For commuters, Guildford mainline station provides fast and frequent services to London Waterloo in approximately 35 minutes, with additional services from London Road station. The A3 and A31 offer excellent road links to the South Coast, the M25, central London, and international airports.

Guildford also boasts a strong educational offering, with a wide choice of state and private schools for all age groups, and is home to the highly regarded University of Surrey.



DIRECTIONS

From Guildford town centre, head north on the A322/Woodbridge Road. At the Ladymead junction, turn right, passing the Esso petrol station on your left. Continue to Stoke Crossroads and turn left onto the A320/Woking Road. Proceed under the A3 and cross the River Wey. At the roundabout, take the first exit onto Stoughton Road. Follow this road until you reach a mini-roundabout, then turn left onto Weyside Road. Weyview Close will be on your left-hand side.

A spacious and versatile four-bedroom townhouse in a peaceful riverside cul-de-sac, featuring a private garden, garage, and scenic views towards the River Wey.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	73
England & Wales		EU Directive 2002/91/EC 



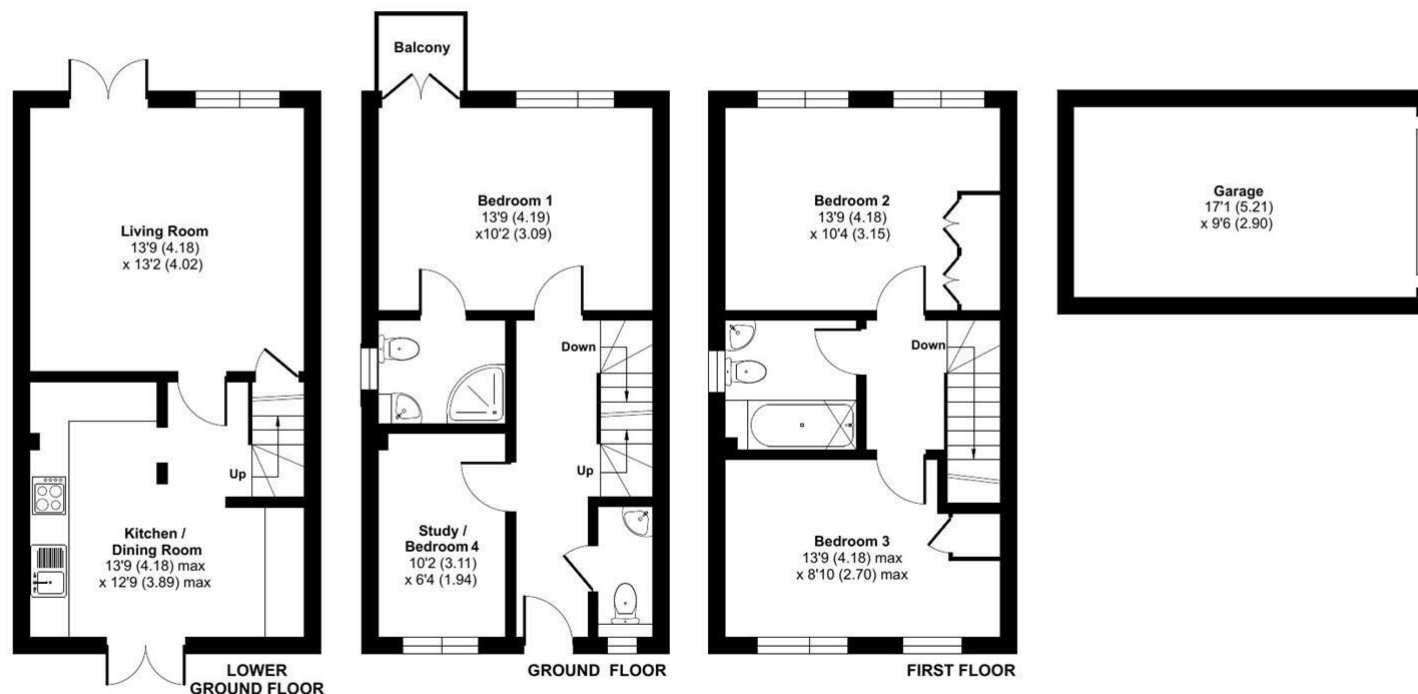
Weyview Close, Guildford, GU1

Approximate Area = 1089 sq ft / 101.1 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 1252 sq ft / 116.2 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Clarke Gammon. REF: 1331692

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

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