

Austen Road, Guildford, Surrey





A truly individual detached period home, **comprehensively remodelled and renovated** with a modern contemporary twist and set within a meticulously landscaped garden.

Summary of accommodation

- Ground Floor:** Entrance hallway | Drawing room | Study | Cloakroom
- First Floor:** Principal bedroom with dressing room and en suite bathroom | Two bedrooms | Family bathroom
- Lower Ground Floor:** Open plan Kitchen/dining room/family room | Utility room | Bedroom four | Shower room
- Garden and Grounds:** Private driveway for two cars | Stunning rear terrace and landscaped garden

In all about 0.14 acres

Distances

- Guildford's Upper High Street 0.4 miles, Central London 39.7 miles
 - London Road Station, Guildford 0.5 miles (from 47 minutes to London Waterloo), Guildford Station 1.3 miles (from 37 minutes to London Waterloo)
 - A3 (Guildford) 1.4 miles, M25 (Junction 10) 8.6 miles
 - Heathrow Airport 20.5 miles, Gatwick Airport 24.7 miles
- (All distances and times are approximate)



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Situation

Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying town and country living 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, which looks across the valley towards the property. The town hosts a bustling Friday and Saturday market and a farmer's market on the first Tuesday of each month.

Schools

Tormead, Guildford High School, George Abbott School, Royal Grammar School and Royal Grammar Preparatory School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford Country 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, Worplesden Golf Course.

The property

23 Austen Road is an elegant Victorian townhouse, extensively and beautifully restored to provide contemporary, modern living.

This well-appointed and extended property includes an entrance hallway which offers a grand entrance to the property, with three large reception rooms on the ground floor and a drawing room/study to the front of the property.

The fabulous open-plan kitchen and family room is on the lower ground floor and has a glass extension which combines architectural elegance with practical modern living. The kitchen is fitted with sleek modern units with integrated Miele appliances and a central island with feature lighting above, and this sits alongside space for entertaining and dining. The glass cube extension allows natural light to flood the space, and perfectly connects the space outside to the garden.





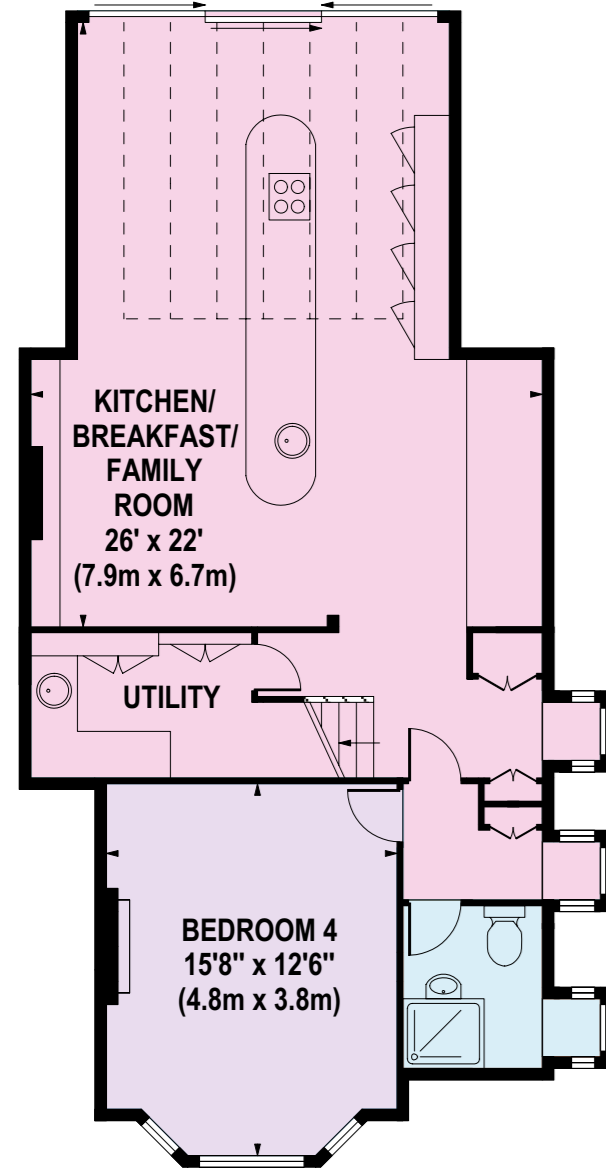


Each of the bathrooms has been individually designed by award-winning designer Deana Ashby, blending great style with luxurious comfort which complements the attractive bedrooms. The principal bedroom offers a dressing room and stunning en suite bathroom, and the two further bedrooms on the first floor have excellent fitted wardrobes. The fourth bedroom is on the lower ground floor and offers flexible space for guests or can be used as a further reception space.

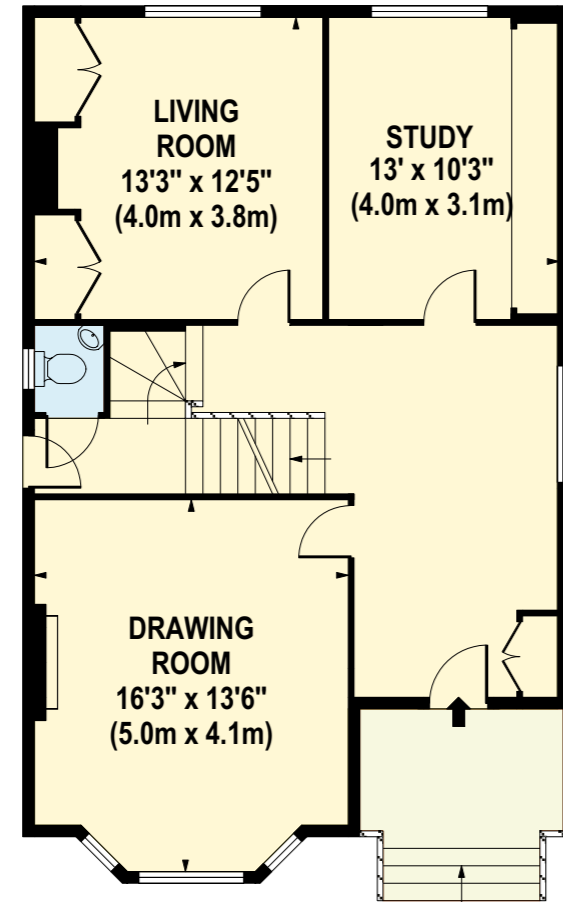


Approximate Gross Internal Floor Area
2541 sq ft / 236 sq m

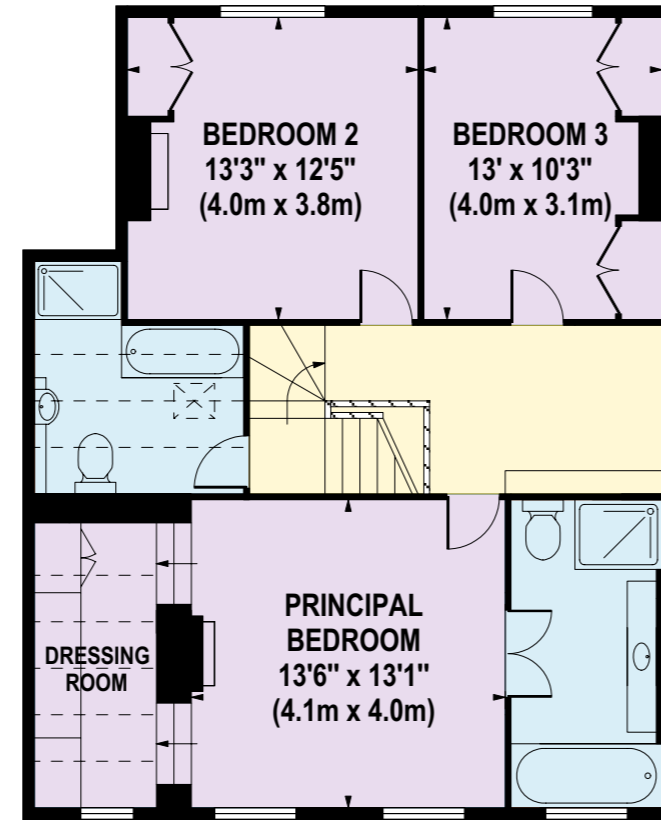
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Lower Ground Floor



Ground Floor



First Floor

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



Garden and grounds

The gardens to the rear of the house are an outstanding feature of this beautiful home. The sunken terrace is accessed from the full-height glass bi-fold doors from the kitchen, providing a perfect enclosed entertaining area.

Steps lead through beautifully maintained and mature flowerbeds to the level lawn, which is boarded by flawlessly symmetrical box hedging and a paved terrace to the end of the garden for an additional peaceful seating area.





Services

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

Directions (Postcode: GU1 3NP)

From the mini roundabout at the top of Guildford High Street, take the Epsom Road (A246) and continue over the traffic lights at Rogues Bar and take the first turning on the right into Sydney Road where No. 23 can be found on your left-hand side.

Viewings

Viewing is strictly by appointment through Knight Frank.

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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Particulars dated September 2023. Photographs and videos dated September 2023.

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