



The Meadows, Guildford, Surrey

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A wonderful three-bedroom apartment on the ground floor of an excellently located development, offering **lateral living and southerly views over to the River Wey** and the Water Meadows.

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## Summary of accommodation

**Ground Floor:** Living and dining room | Kitchen | Garden Room | Principal bedroom with en suite bathroom  
Two further bedrooms | Family bathroom | Excellent storage

**Garden and Grounds:** Two south-facing terraces | Communal garden | Single garage | Residents parking

## Distances

The River Wey 0.2 miles, Guildford's High Street 0.6 miles, Guildford station 0.7 miles (from 37 minutes to London Waterloo), London Road Station Guildford 1.3 miles (from 47 minutes to London Waterloo) , A3 (Guildford northbound) 1.8 miles, A3 (Guildford southbound) 1.9 miles  
M25 (Junction 10) 9.3 miles, Heathrow Airport 22.6 miles, Central London 32.7 miles, Gatwick Airport 34.5 miles  
(All distances and times are approximate)



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## Situation

The Meadows apartments and town houses are ideally located with Guildford High Street only a ten minutes' walk along the river. In the town there are excellent shopping, educational and recreational facilities and the mainline station (0.5 mile) has a fast service to Waterloo in 34 minutes. For commuters by road, there is access onto the A3 (2 miles) which connects with the M25 road network.

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.

**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

The Meadows apartments and townhouses were built in 1966, and No. 13 occupies a premier position in the development. The property is found in an extremely convenient location close to Guildford town centre and offers wonderfully light accommodation. The principal reception rooms and two terraces enjoying a southerly aspect.

Found on the ground floor, the apartment opens into a hallway with plenty of storage. The living and dining room sits to the rear of the property and boasts generous proportions and large windows with a sliding door that opens to one of the terraces. This room also connects to the garden room, which is an excellent additional space with flexible use as a playroom, study or further reception room to enjoy the south-facing aspect and views over the garden with doors which open to the second terrace. The kitchen sits to the back of the property and is semi-open plan to the living and dining room.

The three bedrooms are set to the left-side of the apartment with the principal bedroom enjoying fitted wardrobes and an en suite bathroom. The two further bedrooms have access to a separate family bathroom.

The property enjoys a truly rural atmosphere with close access onto the River Wey and also the Downs providing miles of walking and riding countryside, with many footpaths and bridleways.

## Garden and grounds

The apartment enjoys two private terraces with a glorious sunny south-facing aspect, and these lead out to the communal gardens which enjoy lovely views over the River Wey, the Water Meadows and beyond to the Chantry Wood. A single garage is set within the development, which provides excellent additional storage space, and there is residents parking.









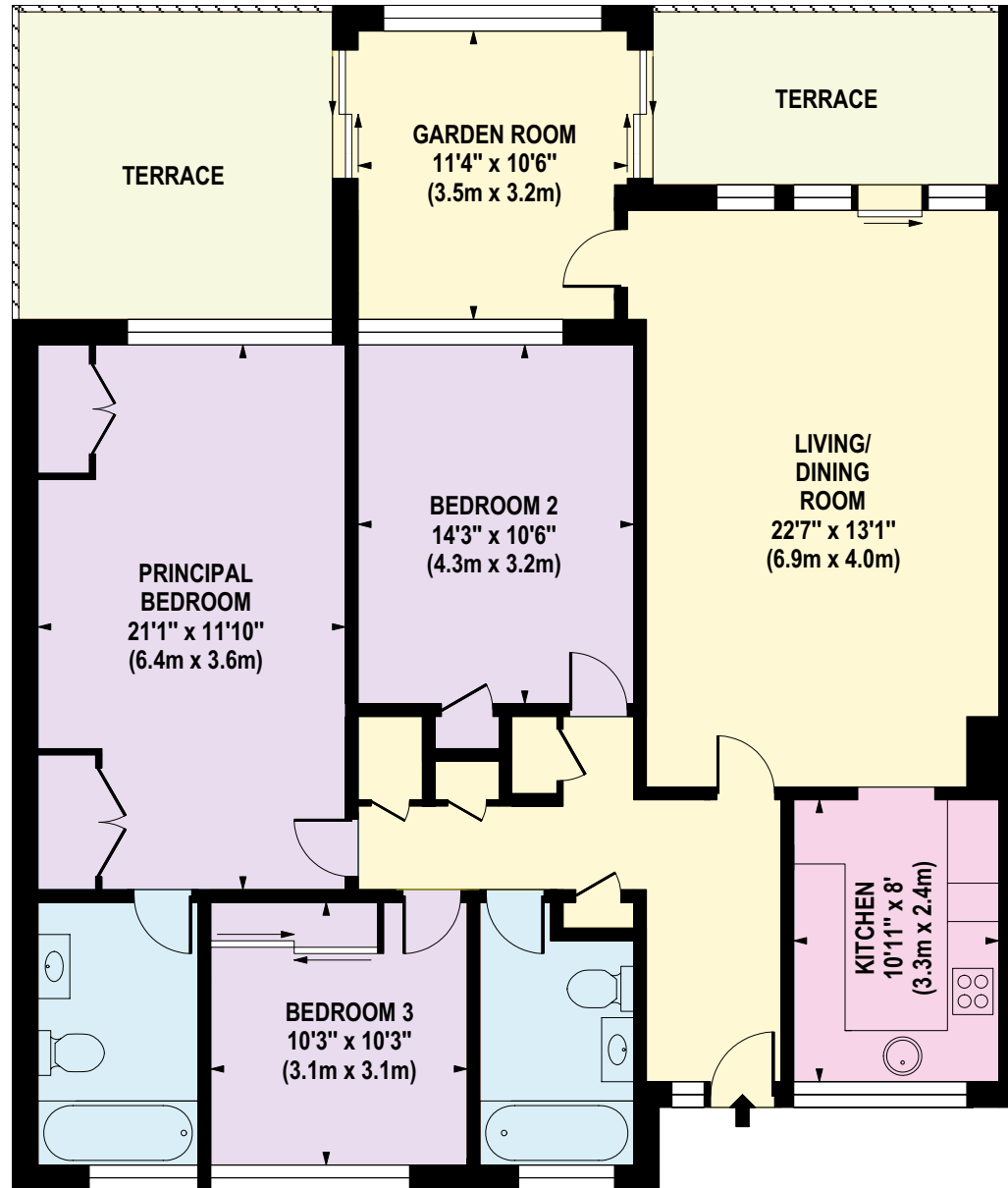
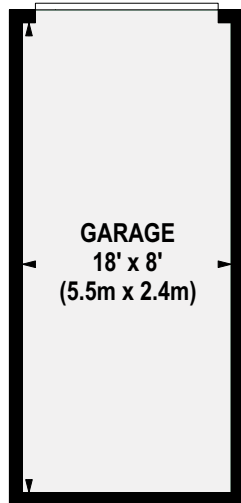
**Approximate Gross Internal Floor Area**

**Main House: 1358 sq ft / 126 sq m**

**Garage: 144 sq ft / 13 sq m**

**Total: 1502 sq ft / 139 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.







## Services

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

## Directions

**Postcode:** GU2 4DT

**what3words:** logic.rams.deflection

## Viewings

Viewing is strictly by appointment through Knight Frank.

## Property Information

**Tenure:** Leasehold

**Local Authority:** Guildford Borough Council: 01483 505050

**Council Tax:** Band F

**EPC Rating:** C



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 March 2024. Photographs and videos dated March 2024.

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