

Pewley Hill, Guildford, Surrey

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Sat in an elevated position with **stunning far-reaching views** and location just 67 metres from Pewley Downs and 845 metres to Guildford's High Street.

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### Summary of accommodation

**Ground Floor:** Entrance hall | Open-plan kitchen, dining and living room | Sitting room | Family room | Study | Utility room | Guest WC

**First Floor:** Principal bedroom with en suite bathroom | Four further bedrooms, one with en suite bathroom | Family bathroom

**Annexe:** Accessed via the garage an additional bedroom with en suite shower room

**Garden and Grounds:** Driveway with parking for ample cars | Large integral garage | Large rear garden | Tiered terrace with pond | Garden shed

In all about 0.44 acres

### Distances

Guildford's Upper High Street 845 metres, London Road Station, Guildford 0.8 miles (from 47 minutes to London Waterloo)

Guildford station 1 mile (from 37 minutes to London Waterloo), A3 (Guildford northbound) 1.9 miles, A3 (Guildford southbound) 2.5 miles

M25 (Junction 10) 9 miles, Heathrow Airport 22.2 miles, Gatwick Airport 25.7 miles, Central London 32.3 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 both town and country living and within 30 miles of central London. Pewley Downs are just 67 metres from number 53 Pewley Hill, and has access to miles of routes to Chantry Woods, St Martha's Hill and Newlands Corner.

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

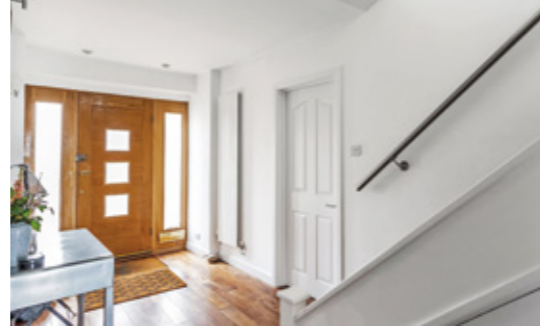
Tormead, Guildford High School, George Abbott School, Royal Grammar School and Royal Grammar Preparatory School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford Country School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine's, 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, Worplesdon Golf Course.

## The property

53 Pewley Hill is an exceptionally spacious home offering well-thought accommodation perfectly suited for family living. The house opens into a generous entrance hallway with the principal reception rooms sitting to the rear to the house to enjoy far-reaching views. The L-shaped sitting room and family room is an excellent space with dual aspect to the front and rear garden with full-height windows and sliding doors which open out to the terrace. This is a superb space which can be used flexibly to suit the needs of the family.







Across the hallway is the stunning open-plan kitchen, dining and living room, which also enjoys the beautiful views. The kitchen is fitted with an extensive range of base and wall units with a central island unit, and modern integrated appliances. This is an excellent space for dining and entertaining and the space perfectly connects to the outside terrace which spans the width of the back of the house. A useful utility room sits behind the kitchen and also has side access to the house, and a study to the front of the house, and a guest cloakroom complete the ground floor accommodation.

The bedroom accommodation is found on the first floor, with the principal bedroom occupying a prime position with double doors that open to a Juliette balcony to make the most of the views, as well as fitted wardrobes and a large en suite bathroom with twin sinks. There are four further bedrooms, one of which has an en suite bathroom, and there is an additional family bathroom. One of the bedrooms is currently used as a study.

Accessed from the utility room via a separate staircase is a further bedroom with en suite shower room. This space lends itself well for guests or an au pair.





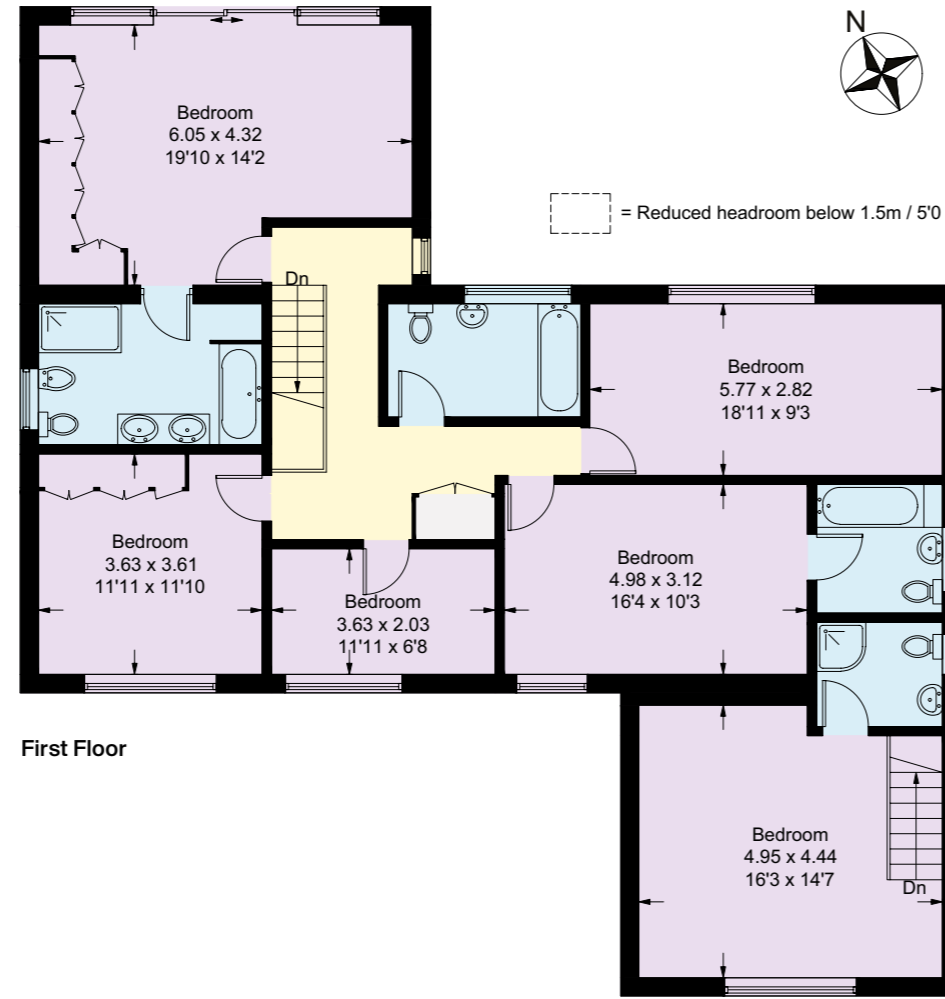
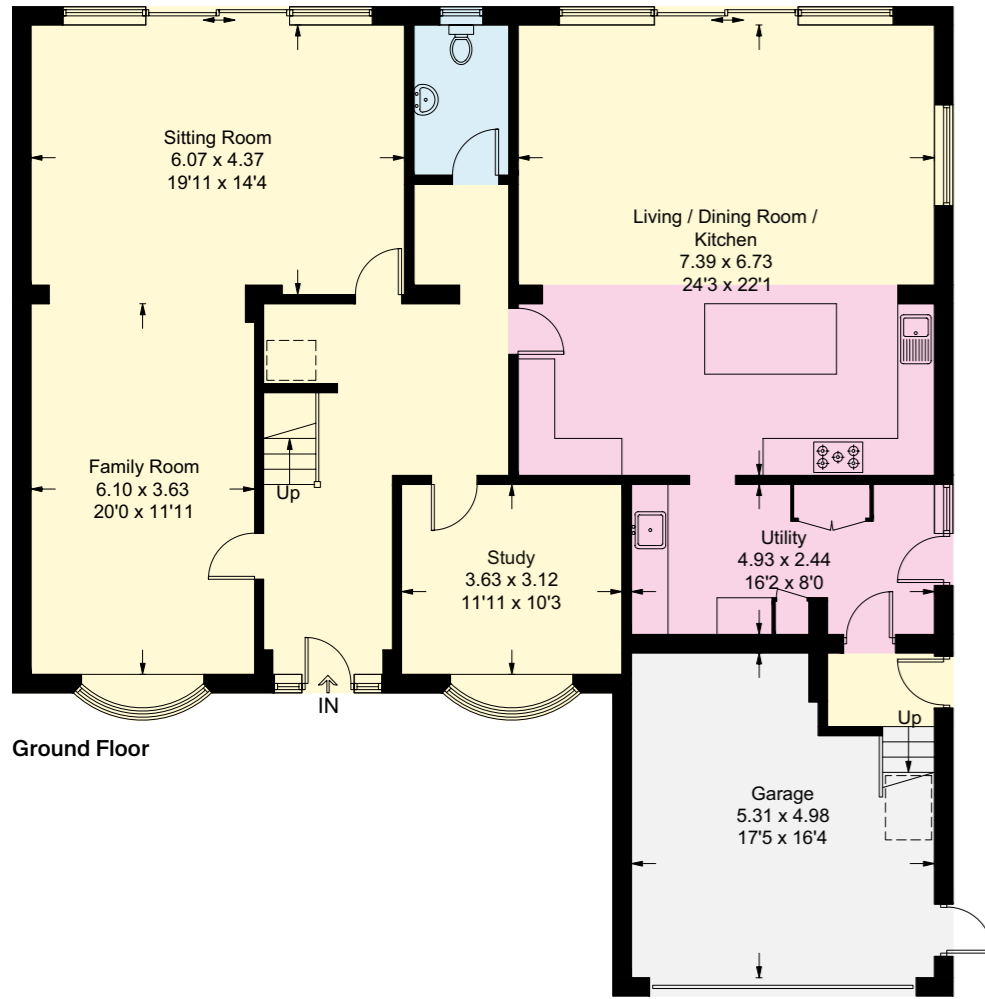




**Approximate Gross Internal Floor Area**  
**323.8 sq m / 3485 sq ft (Including Garage)**

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.

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







## Garden and grounds

53 Pewley Hill is set back from the quiet no-through road, with a gated entrance to the driveway providing parking for ample cars. There is also an integral garage.

The rear garden is a very generous size, especially given the proximity to the town, and is mainly laid to lawn with a large, tiered terrace, which connects to the principal reception rooms of the house. The far-reaching views can be enjoyed from the terrace, and a central pond is a charming feature, as well as raised beds with mature shrubbery. A variety of trees sit to the end of the garden and there are several raised beds which would make a perfect vegetable patch for the keen gardener. Adjacent to the vegetable patch is a smaller terrace and a garden shed.

## Services

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







## Directions

**Postcode:** GU1 3SW

**What3words:** castle.kicks.flows

## 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:** 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 April 2024, Photographs and videos dated April 2024.

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