



Uplands Road, Guildford, Surrey











# A **contemporary family home** on a quiet no-through residential road on the doorstep of the Merrow Downs.

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## Summary of accommodation

**Ground Floor:** Open-plan kitchen and dining room | Sitting room | Guest cloakroom

**First Floor:** Three bedrooms, one with en suite shower room | Family bathroom

**Second Floor:** Principal bedroom suite with dressing room and en suite bathroom

**Gardens and Grounds:** Garden | Parking for two cars | Communal green with playground | Visitors parking

## Distances

Guildford's Upper High Street 1.1 miles, London Road Station, Guildford 1.2 miles (from 47 minutes to London Waterloo)

Guildford station 1.8 miles (from 37 minutes to London Waterloo), A3 (southbound) 2.4 miles, A3 (northbound) 1.7 miles

M25 (Junction 10) 8.6 miles, Heathrow Airport 22.7 miles, Central London 32.4 miles, Gatwick Airport 33 miles

(All distances and times are approximate)



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## Situation

Uplands Road is a quiet no-through road with the beautiful expanse of the Merrow Downs only metres from the doorstep of Number 83. 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, which look across the valley towards the property. 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, Worplesden Golf Course.

## The property

Situated in a secluded residential area, 83 Uplands Road offers a modern and stylish approach to living. Built in 2012, this spacious home is set over three storeys and provides excellent accommodation perfectly suited to family living. The ground floor incorporates an open-plan kitchen and breakfast room, and a spacious sitting room sits to the rear of the house with bi-folding doors that open out to the garden.

The first floor comprises of three well-proportioned bedrooms including a guest suite which has its own shower room. The second floor comprises the principal bedroom with its own en suite and dressing room including an attractive A-frame window.







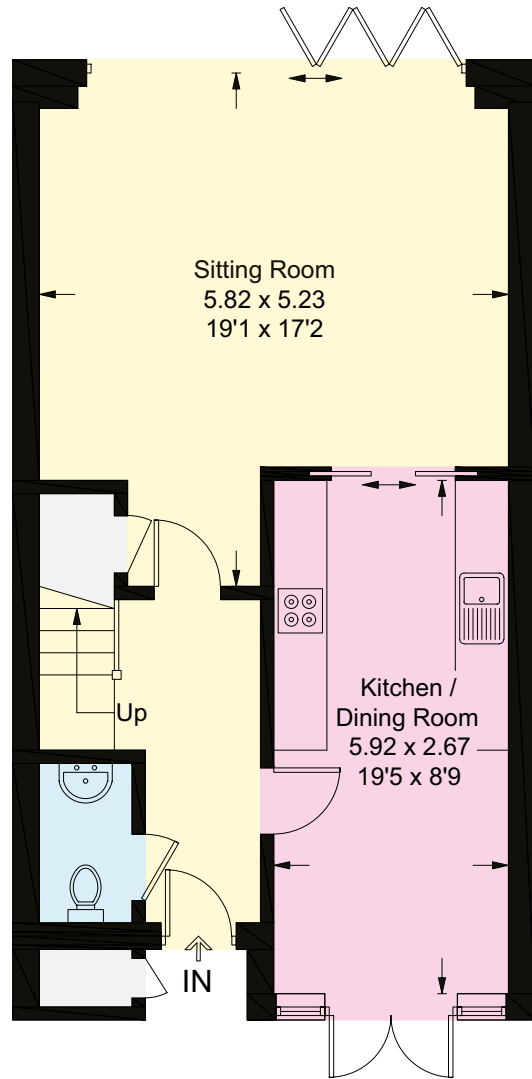
**Approximate Gross Internal Floor Area**

**142.8 sq m / 1537 sq ft**

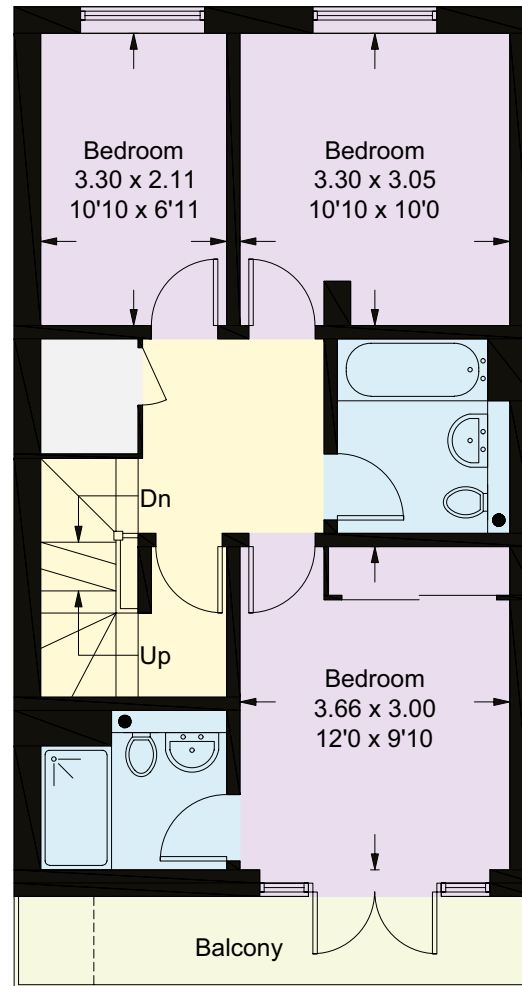
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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

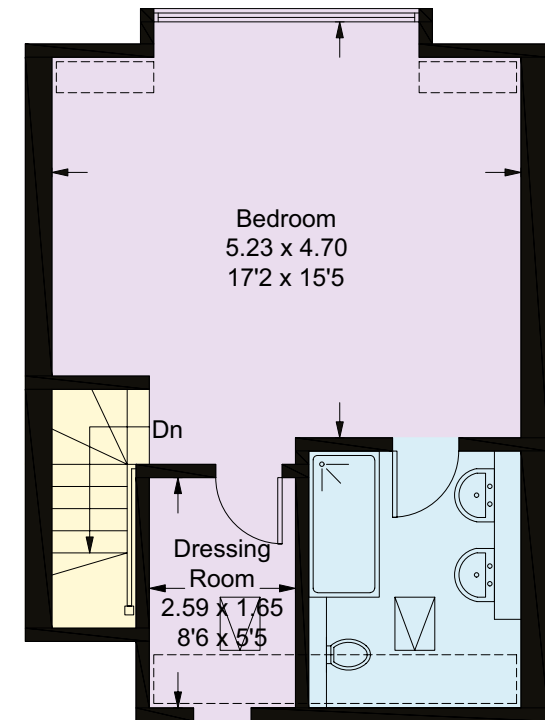
= Reduced headroom below 1.5m / 5'0"



**Ground Floor**



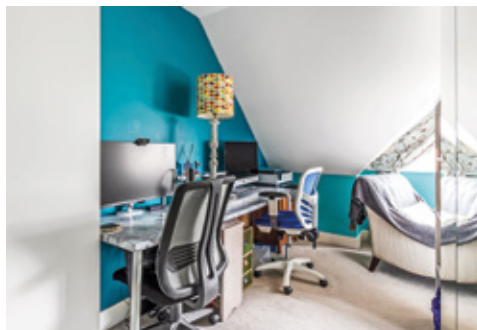
**First Floor**



**Second Floor**











## Garden and grounds

The rear garden is a wonderful feature of the property being southeast-facing with bi-folding doors lead directly onto the patio terrace. The garden is AstroTurf so low maintenance. The property comes with two allocated parking spaces.

## Services

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



## Directions

**Postcode:** GU1 2RW

**What3Words:** ///theme.link.decks

## Viewings

Viewing is strictly by appointment through Knight Frank.

## Property information

**Tenure:** Freehold

**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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