

Oxford Road, Guildford, Surrey

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# A centrally located Victorian detached home in the heart of Guildford.

## Summary of accommodation

**Ground Floor** - Entrance hall | Sitting room | Kitchen/dining room | Guest WC

**Lower Ground Floor** - Reception room

**First Floor** - Three bedrooms | Family bathroom

**Garden and grounds** - Terrace | Garden store

Planning permission to extend to the rear of the property, double storey.

Planning Ref number 22/P/00990

## Distances

Guildford's High Street 200 metres, Central London 33.1 miles

London Road Station, Guildford 0.6 miles (from 47 minutes to London Waterloo),

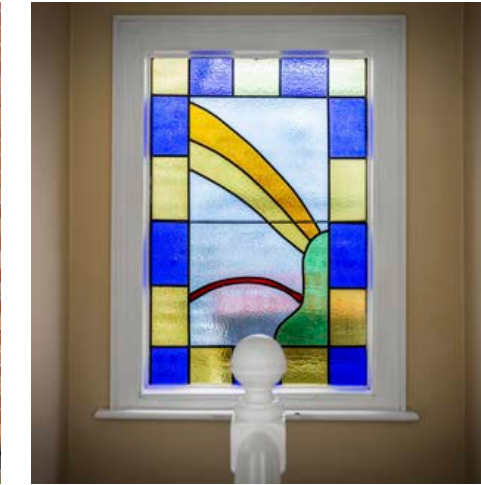
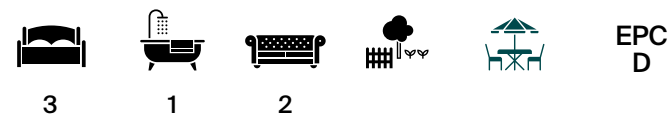
Guildford station 0.6 miles (from 37 minutes to London Waterloo)

A3 (Guildford northbound) 1.4 miles, A3 (Guildford southbound) 2 miles, M25

(Junction 10) 8.5 miles

Heathrow Airport 21.8 miles, Gatwick Airport 24.7 miles

(all times and distances are approximate).



## Location

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. Oxford Road is excellently positioned just 200 metres from Guildford's historic High Street, and only 0.5 miles from Pewley Downs, a 23-acre nature reserve which connects to the Chantry Woods,

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, Worplesden Golf Course.





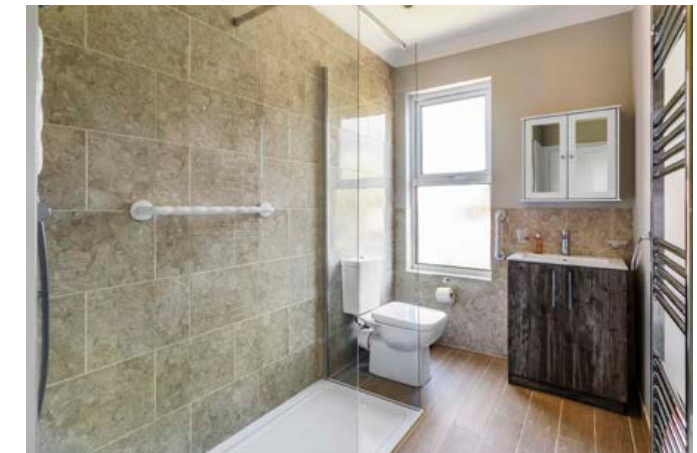
## 13 Oxford Road

13 Oxford Road has an attractive red-brick frontage with bay windows and is set back from the road behind a low wall with wrought iron gate. The house opens on the raised ground floor into the entrance hall from which the sitting room sits to the front of the house with a bay window allowing natural light to fill the room. There is also original cornicing and a fireplace to name a few of the period features.

To the rear of the house is the kitchen, which has excellent storage with a selection of base and wall units and fitted appliances. There is plenty of space for dining in the kitchen, and double doors open from the dining area to the garden with a terrace that perfectly extends the entertaining space outside. Planning permission has been approved to extend double storey to the rear of the house to create a spacious kitchen /living area and upstairs an additional bathroom and larger bedroom. A guest cloakroom completes the ground floor accommodation.

On the lower ground floor, a second reception room is found, which makes the perfect space to work from home, or create a family room.

The three bedrooms and newly fitted bathroom are found on the first floor, and the larger of the two rooms have fitted wardrobes. The first floor landing has a beautiful stained glass window, adding to the character of the house.





## Garden and Grounds

The rear garden features a paved terrace and wide steps lead up to the lawn beyond, which is bordered by flowerbeds with mature shrubbery. A useful garden store sits to the end of the garden.

## Property Information

**Tenure:** Freehold.

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

**Local Authority & Council Tax Band:** Guildford Borough Council – 01483 505050. Band D

**Energy Performance Certificate Rating:** Band D

**Postcode:** GU1 3RP

**What3words:** cats.ideas.regime

## Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.




Approximate Gross Internal Floor Area

Main House: 98.9 sq m / 1,064 sq ft

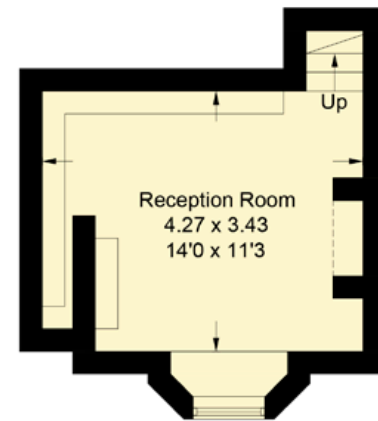
Store: 1.4 sq m / 15 sq ft

Total: 100.3 sq m / 1,079 sq ft

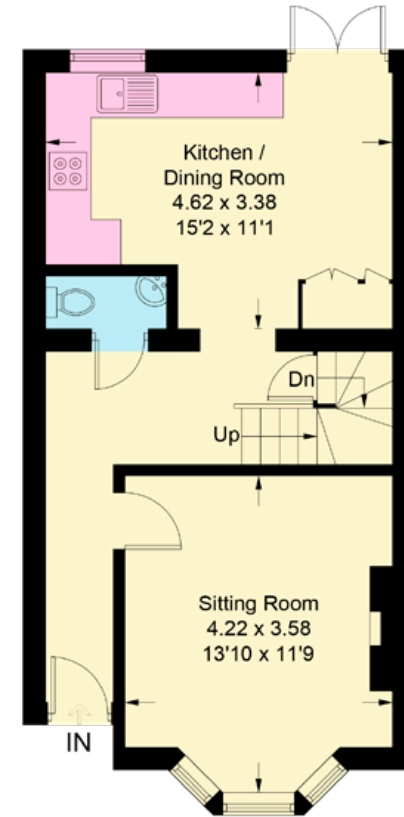
 = Reduced headroom below 1.5m / 5'0

Store  
1.47 x 1.02  
4'10 x 3'4

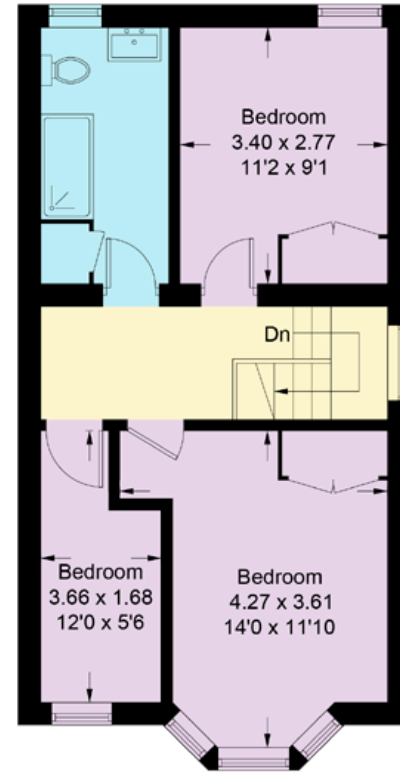
(Not Shown In Actual  
Location / Orientation)



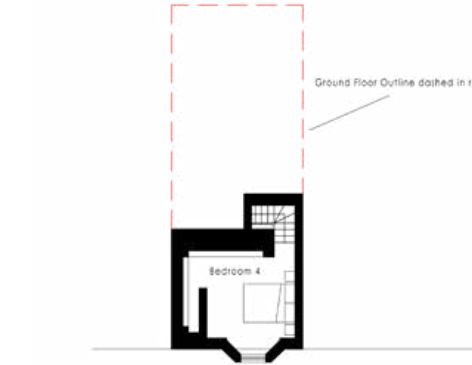
Lower Ground Floor



Ground Floor



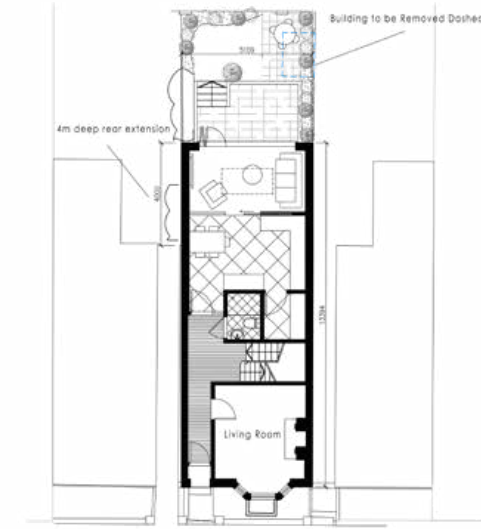
First Floor



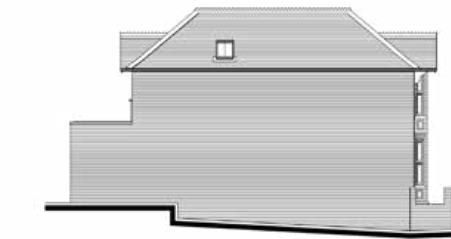
PROPOSED BASEMENT PLAN  
SCALE 1:100



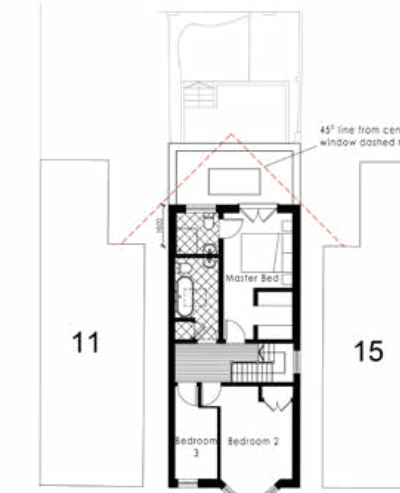
PROPOSED NORTH EAST ELEVATION  
SCALE 1:100



PROPOSED GROUND FLOOR PLAN  
SCALE 1:100



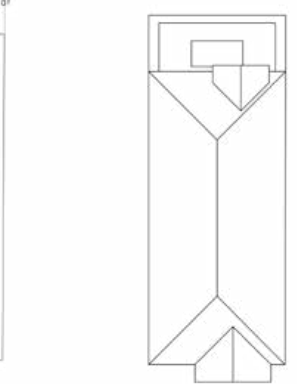
PROPOSED NORTH WEST ELEVATION  
SCALE 1:100



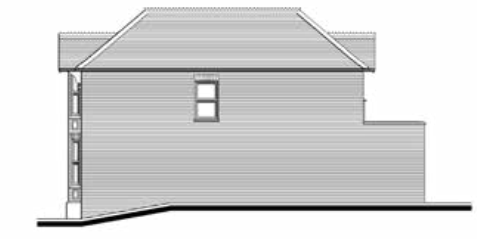
PROPOSED FIRST FLOOR PLAN  
SCALE 1:100



PROPOSED SOUTH WEST ELEVATION  
SCALE 1:100



PROPOSED ROOF PLAN  
SCALE 1:100



PROPOSED SOUTH EAST ELEVATION  
SCALE 1:100

**Knight Frank Guildford**  
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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 May 2024. Photographs and videos dated April 2024.  
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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.



