



1 Parklands Place, Guildford, Surrey





A **beautifully renovated** family home located only 320 metres from Merrow Downs, and just over one mile to Guildford's cobbled high street.

Summary of accommodation

Ground Floor: Entrance hallway | Kitchen, dining and living room | Sitting room | Playroom | Office | Utility room | Guest cloakroom

First Floor: Three bedrooms | Family bathroom

Second Floor: Bedroom four with en suite bathroom

Garden and Grounds: Driveway with parking for several cars | Single garage | Outside store

Distances

Guildford's Upper High Street 1.1 miles, London Road Station, Guildford 1.1 miles (from 47 minutes to London Waterloo), Guildford station 1.8 miles (from 37 minutes to London Waterloo), A3 (Guildford northbound) 1.7 miles, A3 (Guildford southbound) 2.4 miles, M25 (Junction 10) 8.1 miles
Heathrow Airport 22.5 miles, Gatwick Airport 23.8 miles, Central London 30.9 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. Parklands Place is just 320 metres from Merrow Downs, which connects to Guildford Golf Club and there are generous walking routes to Newlands Corner and into the Surrey Hills beyond.

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

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

1 Parklands Place has been immaculately renovated by the current owners to provide excellent accommodation, perfectly suited for family living. Decorated in fresh, neutral tones throughout, the house has been beautifully finished with herringbone wood flooring to the ground floor and plush carpets in the sitting room and upper floors.

The house opens into a generous entrance hallway with double doors out to the rear garden at one end, that also allows natural light to flood the space. To the other end of the hallway is the open plan kitchen, dining and living room which is the real heart of the home. This exceptional space is bright and airy with skylights in the vaulted ceiling and double doors which open to the driveway. The stunning kitchen offers excellent storage and a range of integrated appliances including a Rangemaster stove, a wine fridge and a central island unit with a Quooker tap and a breakfast bar area for casual everyday dining.

Alongside the kitchen is plenty of space for dining and entertaining, and for the family to gather. The formal sitting room has a wood-burning stove and there is a playroom with curved bay window that overlooks the garden. The ground floor accommodation is completed with a useful utility room, an office, and a guest cloakroom.

The bedroom accommodation is found over the first and second floors; the first floor houses the principal bedroom, which enjoys excellent fitted wardrobes, two well-proportioned bedrooms and the family bathroom which services these rooms. The second floor houses a good-sized bedroom with en suite bathroom, that could make for a guest bedroom, or the principal bedroom, depending on the needs of the family.





Approximate Gross Internal Floor Area

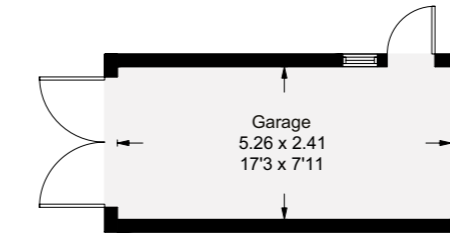
187.5 sq m / 2018 sq ft

Garage / External Store = 17.8 sq m / 191 sq ft

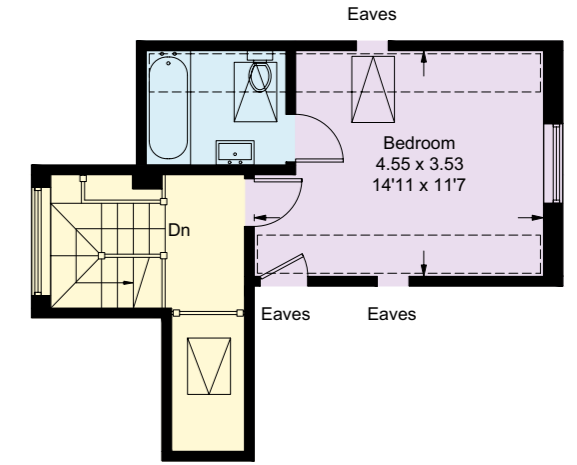
Total = 205.3 sq m / 2209 sq ft

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.

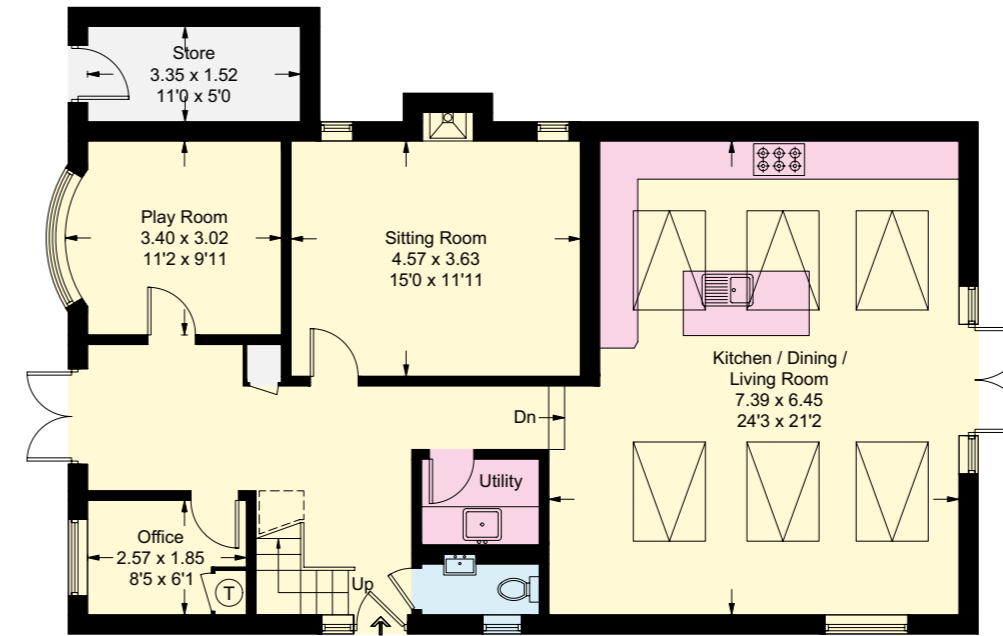
= Reduced headroom below 1.5m / 5'0"



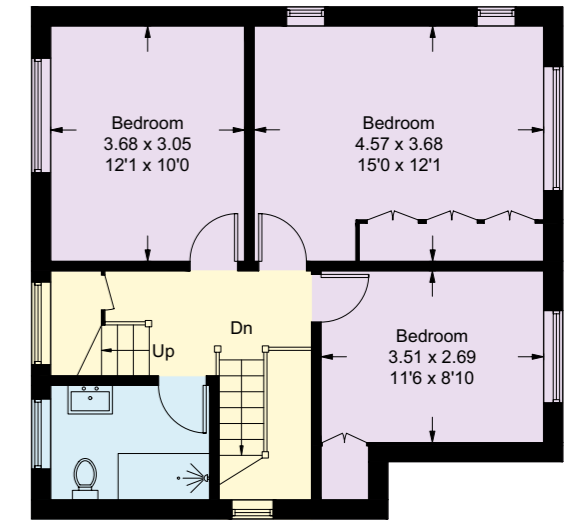
(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor

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

Garden and grounds

The house is approached through a wooden gate and the driveway has space for several cars and a detached single garage. The rear garden is accessed through double doors in the hallway and has a large area of astro-turf lawn bordered by raised beds with a range of mature trees and shrubbery for privacy. The patio sits to one side of the garden and has a pergola to create a lovely covered space for outdoor dining and entertaining. A useful outdoor store sits adjacent to the house, and there is also a side-gate for access to the driveway.

Services

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

Directions

Postcode: GU1 2PS

What3words: ///cook.clots.flute

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 August 2024. Photographs and videos dated July 2024.

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