



105 Uplands Road, Guildford, Surrey





A modern family home in a **desirable location** on the doorstep of the Merrow Downs and with attractive views over the central green.

Summary of accommodation

Ground Floor: Entrance hallway | Open-plan kitchen and dining room | Drawing room | Cloakroom

First Floor: Three bedrooms, one with en suite bathroom and private balcony | Family bathroom

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

Garden and Grounds: Landscaped garden | Shed | Two parking spaces and electric vehicle charging point | Communal green with playground

Distances

Guildford's Upper High Street 1.2 miles, London Road Station, Guildford 1.2 miles (from 47 minutes to London Waterloo), Guildford station 1.9 miles (from 37 minutes to London Waterloo), A3 (Guildford northbound) 1.8 miles, A3 (Guildford southbound) 2.5 miles, M25 (Junction 10) 8.1 miles, Heathrow Airport 23.1 miles, Gatwick Airport 26.1 miles, Central London 31 miles
(All distances and times are approximate)



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Situation

Uplands Road is a quiet no-through road with the Merrow Downs on the doorstep of number 105 with access to miles of walking routes and bridleways as part of 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, and 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

Built in 2012, Uplands Road is part of a secluded residential area, and Number 105 sits opposite the communal gardens. The property offers well-arranged and spacious accommodation with the ground floor incorporating open-plan living space, perfect for family living. The kitchen has modern integrated appliances and space for dining with French doors that open to the front of the house. Pocket sliding doors open to the sitting room with bi-folding doors that span the width of the room and lead out to the garden.





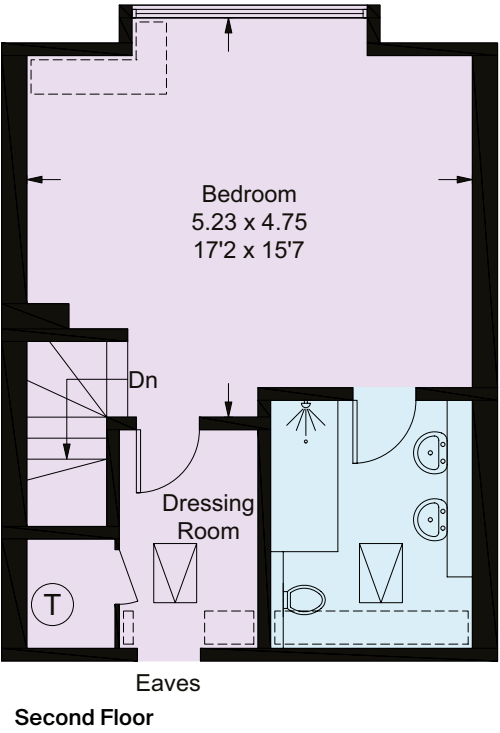
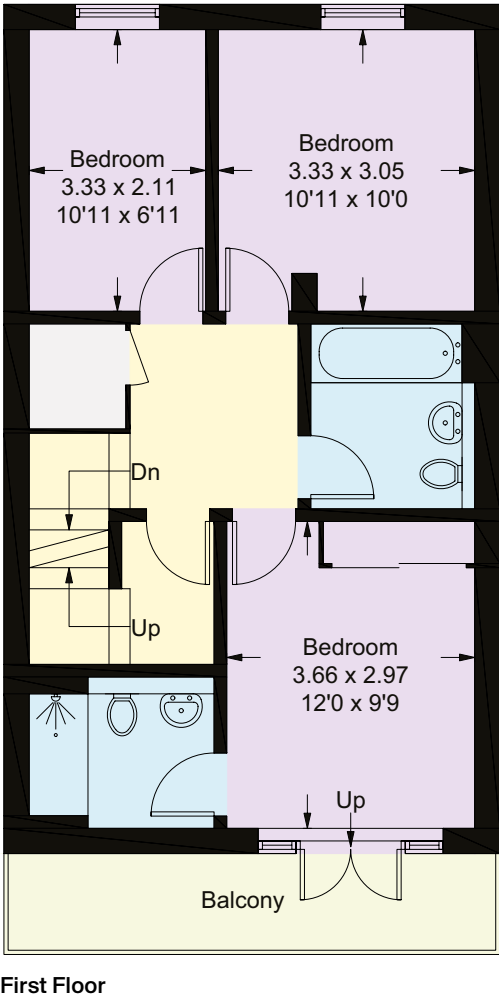
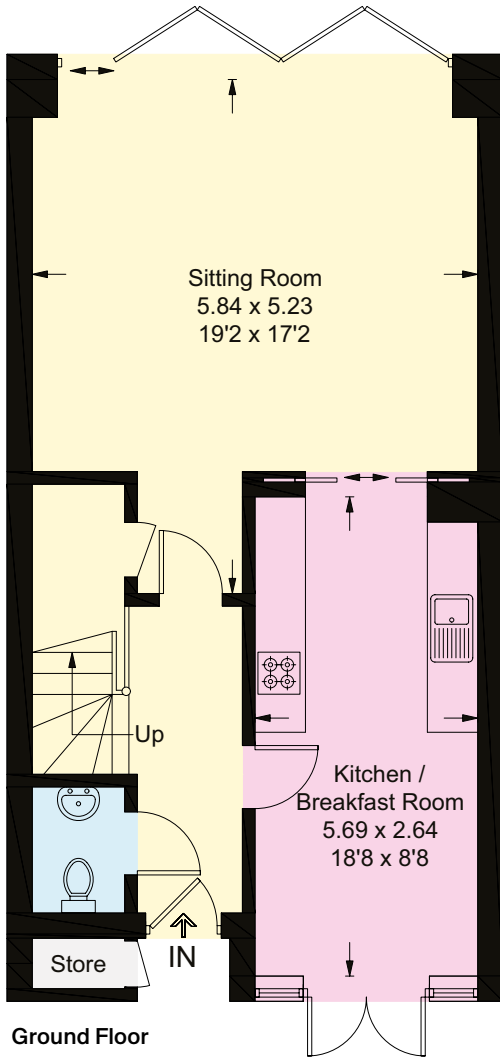
The bedroom accommodation is arranged over the first and second floors. The principal bedroom suite occupies the entire second floor with an en suite bathroom and dressing room. Three further bedrooms sit on the first floor, one of which enjoys an en suite and a balcony and is currently used as a second reception room/study.



Approximate Gross Internal Floor Area
143.4 sq m / 1543 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



Garden and grounds

The rear garden has been beautifully landscaped and enjoys a sunny south-westerly aspect. A patio sits adjacent to the back of the house, allowing the entertaining space inside to flow out into the garden. The lawn has been well-maintained and has raised flowerbeds with a selection of flowers and trees. A path leads along one side of the garden to a second patio area to the end of the garden where there is also a useful shed. The property benefits from two parking spaces to the front of the house with an electric vehicle charging point, along with access to communal gardens with a playground.

Services

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

Directions

Postcode: GU1 2RW

What3words: ///caged.speeds.humans

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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Particulars dated July 2024. Photographs and videos dated July 2024.

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