

6 Ellis Avenue

Guildford, Surrey





A detached five-bedroom contemporary home beautifully designed throughout by the current owners and offering over 2400 sq ft of versatile accommodation.

Guildford County School 0.8 miles, Guildford's High Street 1.2 miles, Guildford main line train station 0.8 miles (from 32 minutes to London Waterloo)
A3 (Guildford northbound) 0.8 miles, A3 (Guildford southbound) 0.6 miles, M25 (Junction 10) 23.5 miles, Heathrow Airport 25.1 miles
Central London 33.4 miles, Gatwick Airport 34.9 miles
(All distances and times are approximate)

		
5	2	3

Summary of accommodation

Ground Floor: Drawing/dining room | Expansive kitchen/breakfast/family room | Living /study/playroom
Utility room with pantry and dog shower | Cloakroom | Significant side storage room

First Floor: Principal bedroom with en suite | Four further bedrooms | Main bathroom

Garden and Grounds: Impressive landscaped gardens | Large rear terrace | Level AstroTurf lawn
Second rear terrace with pergola and built-in outdoor kitchen | Large storage shed
Gravel driveway providing ample off-street parking


Situation


Perfectly positioned just 0.8 miles to County School and Guildford mainline train station, 1.2 miles to Guildford High Street, and just 0.5 miles to the local convenience store.

Located on the doorstep of both the main town Guildford and Surrey Sports Park, this property offers an ideal balance of urban convenience and natural beauty. The vibrant town centre is home to a wide variety of shops, dining options, cultural attractions, and excellent transport links, all within easy reach. Surrounded on three sides by the stunning Surrey Hills Area of Outstanding Natural Beauty, Guildford offers the best of both town and country living, just 30 miles from central London. The property is also near some of the best schools in the UK, making it an excellent choice for families. With historic landmarks like Guildford Castle, scenic views, lively markets, and a wealth of leisure and sporting facilities, this location promises a well-rounded lifestyle for residents. The popular North Downs Way is just over a mile away.

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, Guildford High School, Tormead, George Abbot School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford County 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.



6 Ellis Avenue

Located in the charming area of Onslow Village, this detached home on Ellis Avenue offers a perfect blend of comfort and convenience. The property features an appealing modern design, making it an attractive option for those seeking a stylish home.

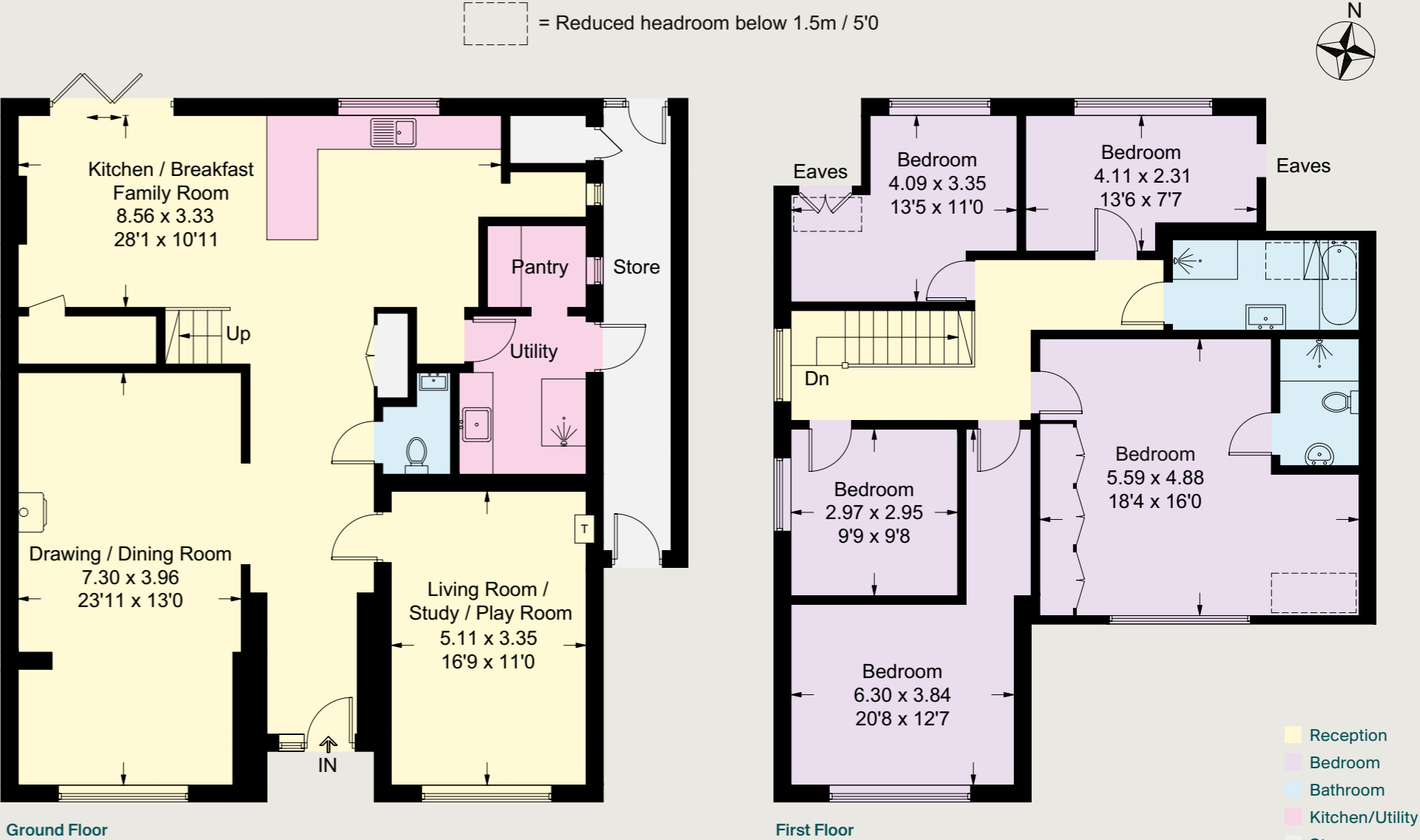
Modernised by the current owners to a high standard throughout this family home is perfect for large families due to the ample living space and reception rooms on the ground floor. The architectural style is contemporary, with clean lines and a welcoming ambiance. The living areas are well-proportioned and include a bright and airy formal drawing/dining area with a log burner and the second large reception space which has many versatile uses such as a second living room, playroom, music room, study, or whatever the needs of the incoming purchaser. The kitchen/breakfast room is the hub of the house and spans the back of the home and provides access to the rear garden and terrace via bi-fold doors.

Upstairs, the property comprises five bedrooms, including a principal bedroom suite with an en suite bathroom. The main family bathroom is particularly luxurious and beautifully appointed.





Approximate Gross Internal Floor Area
223.9 sq m / 2410 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.

Garden and grounds

The outdoor space is a standout feature, offering a spacious terrace spanning the width of the house as well as a second area that provides a built-in outdoor kitchen, perfect for entertaining guests in the warmer evenings. A large shed provides ample storage, while the well-maintained garden offers plenty of room for relaxation and outdoor activities.

Property Information

Services

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

Local Authority

Guildford Borough Council – 01483 505050

Council Tax

Band F

EPC Rating

D

Directions

Postcode: GU2 7SR

What3Words: ///then.drop.ticket

Viewing

Viewing is strictly by appointment through Knight Frank.





Knight Frank Guildford
2-3 Eastgate Court
High Street, Guildford
GU1 3DE

James Ackerley

01483 617920

james.ackerley@knightfrank.com

James Godley

01483 617919

james.godley@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2025. Photographs and videos dated March 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](https://www.wordperfectprint.com)