



## NEW WARREN FARM

Warren Road, Guildford, Surrey



# BEST OF BOTH WORLDS

A detached country residence on the door step of the Pewley Downs Local Nature Reserve yet under one mile from Guildford's upper High Street.

## Summary of accommodation

**Ground Floor:** Reception hall | Formal drawing room | Living room/Study | Garden room  
Kitchen | Utility room | Cloakroom

**First Floor:** Principal bedroom with en suite | Two further double bedrooms | Family bathroom

**Garden and Grounds:** Attractive wrap around gardens and grounds | Gravel driveway  
Integral garage | Stunning countryside views

**In all about 0.52 acres**

Local Authority: Guildford Borough Council – 01483 505050

Council Tax band: G

Tenure: Freehold

EPC Rating: D





## SITUATION

New Warren Farm sits under 50m from the foot of the Pewley Downs; which provide miles of uninterrupted walking, jogging and riding opportunities along a spectacular 23 acre Local Nature Reserve offering views south to St Martha's Hill and the Chantry Woods. However, all being just under one mile from Guildford's Upper High Street - offering the best of both town and country living!

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. 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 Abbot 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.

**Distances:** Guildford High Street 0.9 miles, Central London 29.3 miles, Guildford main line station 1.6 miles (from 32 minutes to London Waterloo) London Road Station, Guildford 0.9 miles (from 47 minutes to London Waterloo), A3 (Guildford) 1.9 miles, M25 (Junction 10) 8.8 miles, Heathrow Airport 21.9 miles, Gatwick Airport 30.8 miles (All times and distances are approximate).

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This detached home is set within approximately half an acre of landscaped gardens and grounds and offering over 2,000 sq. ft. of living space. Positioned adjacent to Pewley Downs, this home enjoys easy access to scenic walks and open green spaces whilst being less than one mile from Guildford’s High Street.

The ground floor features a large multi-aspect formal drawing room which leads into a garden room with direct access to the outdoor garden and grounds.

The well-proportioned kitchen provides ample space for cooking and storage, with a conveniently adjoining utility room for added practicality. A cloakroom and an integral garage accessed through the utility room provides enhanced convenience for either a car or additional storage.



Upstairs, there are three well-proportioned double bedrooms, including a generous principal bedroom with built-in storage and newly fitted en suite with a large walk in shower. Furthermore there is a modern main family bathroom that completes the living accommodation upstairs.

## PROPERTY INFORMATION

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

**Postcode:** GU1 2HF

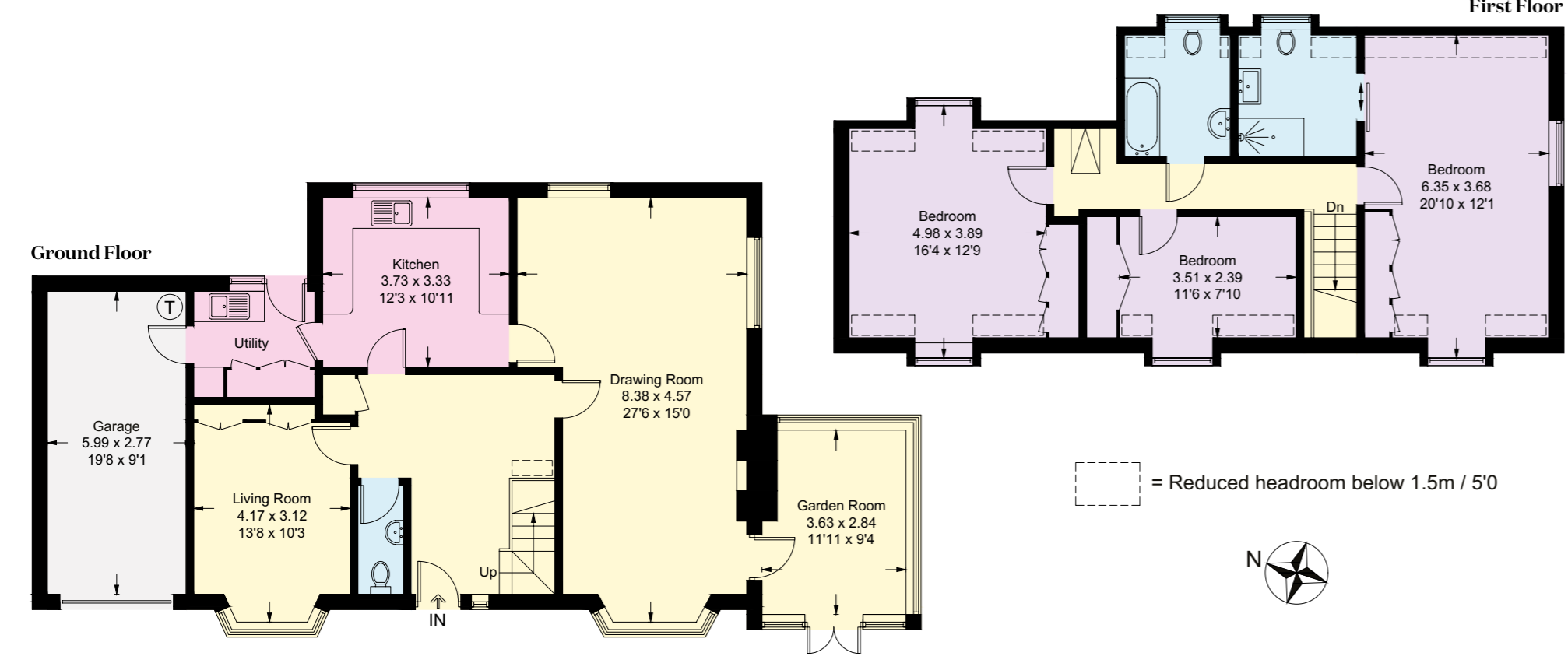
**what3words:** ///boost.costs.honey

**Viewings:** Viewing is strictly by appointment through Knight Frank.



Views across Guildford from the Pewley Downs Local Nature Reserve which is less than 50 metres from the house.

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



Approximate Gross Internal Area = 187.9 sq m / 2,022 sq ft  
(Including Garage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



We would be delighted  
to tell you more.

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