



## 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).

## NEW WARREN FARM

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.

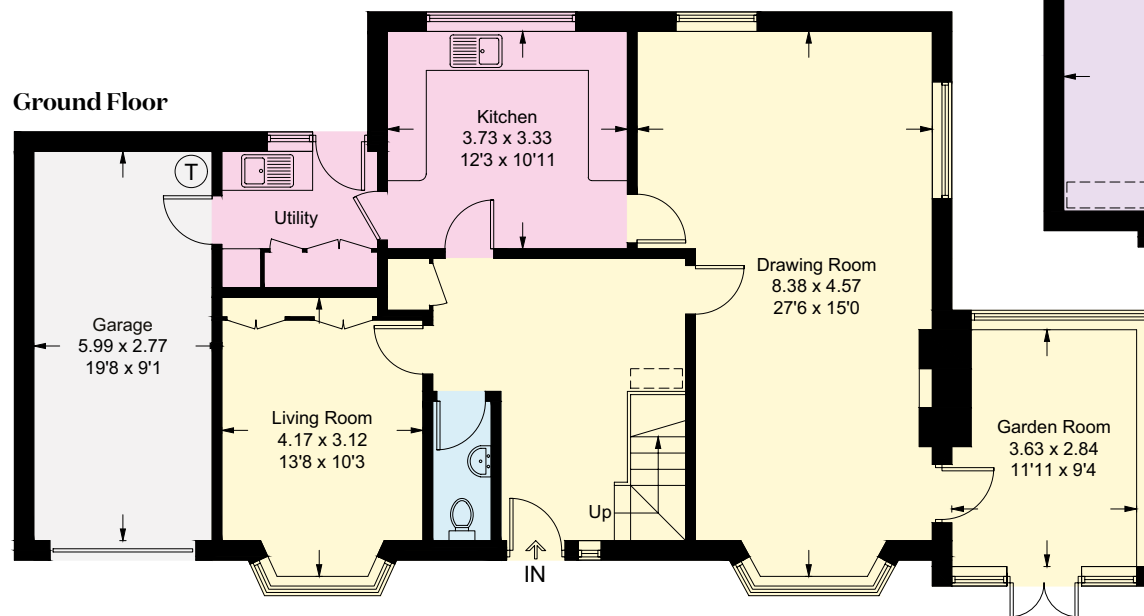




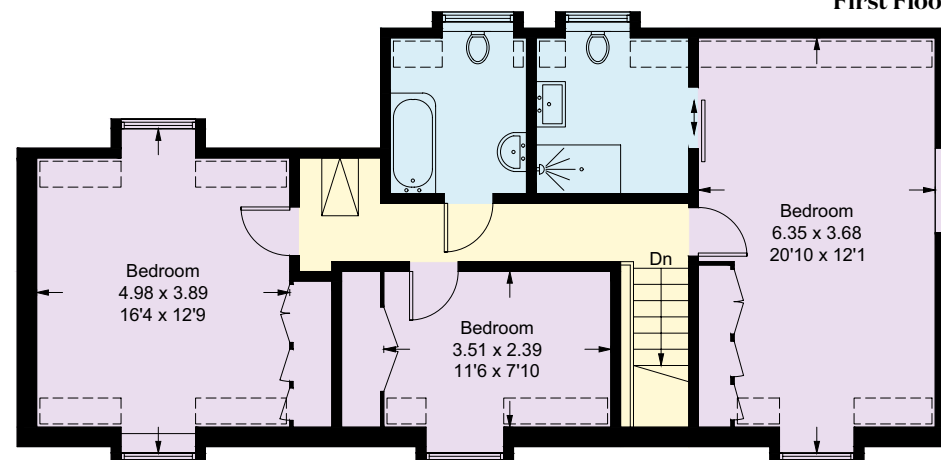


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

**Ground Floor**



**First Floor**



= Reduced headroom below 1.5m / 5'0"



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.

**James Ackerley**  
01483 617920  
james.ackerley@knightfrank.com

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

**Tim Chapman**  
01483 978861  
tim.chapman@knightfrank.com

knightfrank.co.uk

Your partners in property

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 February 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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.