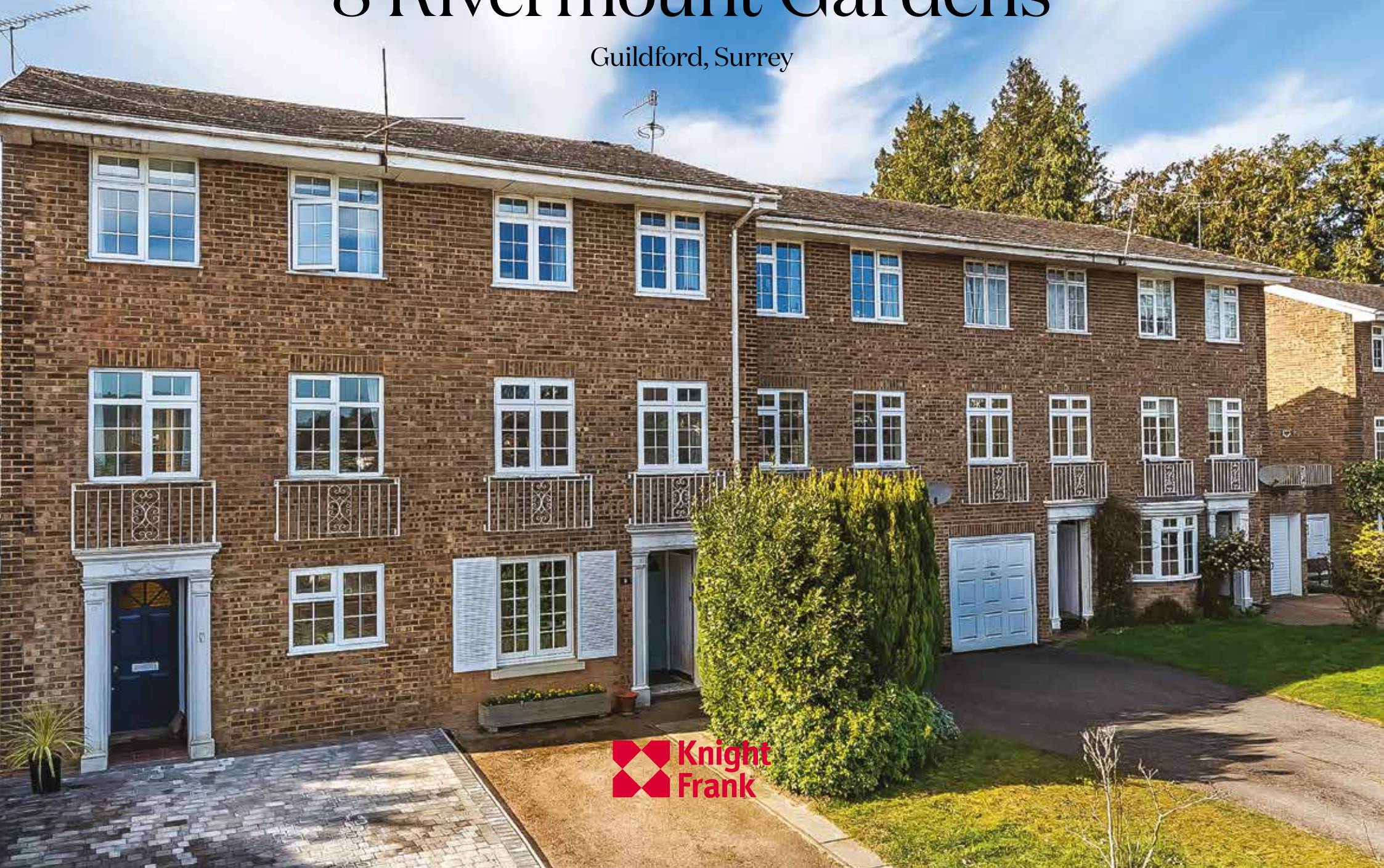


8 Rivermount Gardens

Guildford, Surrey





An elegant three bedroom home with captivating views over the River Wey, just over 50m from picturesque riverside walks

Guildford's High Street 0.6 miles, Guildford station 0.7 miles (from 32 minutes to London Waterloo), A3 (Guildford northbound) 2 miles
A3 (Guildford southbound) 1.7 miles, M25 (Junction 10) 11.1 miles, Heathrow Airport 24.7 miles
Central London 34.3 miles, Gatwick Airport 36 miles
(All distances and times are approximate)


3


2


1

Summary of accommodation

Ground Floor: Kitchen/breakfast/dining room | Utility space | Cloakroom

First Floor: Drawing room | Bedroom

Second Floor: Principal bedroom | Bedroom three | Bathroom


Gardens and Grounds: Beautifully landscaped tiered rear gaden with multiple terraces, perfect for entertaining in warmer weather
Driveway parking for two cars


Situation

8 Rivermount Gardens is an imposing mid-terrace house located in a desirable residential area just off the river in Guildford. This sought-after location offers excellent transport links and local amenities. Just 0.7 miles from Guildford Station, residents enjoy easy access to train services, including direct routes to London.

Guildford is a vibrant town, offering a wide range of shops, restaurants, bars, and entertainment options, all set against the backdrop of historic architecture. The iconic Guildford Castle, with its beautifully landscaped gardens and panoramic views from the square tower, is at the heart of the town. Guildford also hosts bustling markets every Friday and Saturday, along with a popular farmer's market on the first Tuesday of each month.

Families will appreciate the close proximity to several outstanding schools, ensuring excellent education options. The area is also rich in parks and recreational spaces, providing plenty of opportunities for outdoor activities and relaxation.

 **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, Worplesdon Golf Course.



8 Rivermount Gardens

Nestled in a peaceful no-through-road just a stone's throw from the scenic River Wey, this charming three-bedroom mid-terrace home perfectly combines comfort, space, and convenience. Ideally located, it offers both tranquility and easy access to nearby amenities.

The home features a modern open plan kitchen/dining room, equipped with high-quality appliances, ample storage, and sleek countertops, making it perfect for family meals and entertaining. On the first floor, the spacious living room offers a bright and inviting space, with large windows that provide lovely views of the surrounding area.

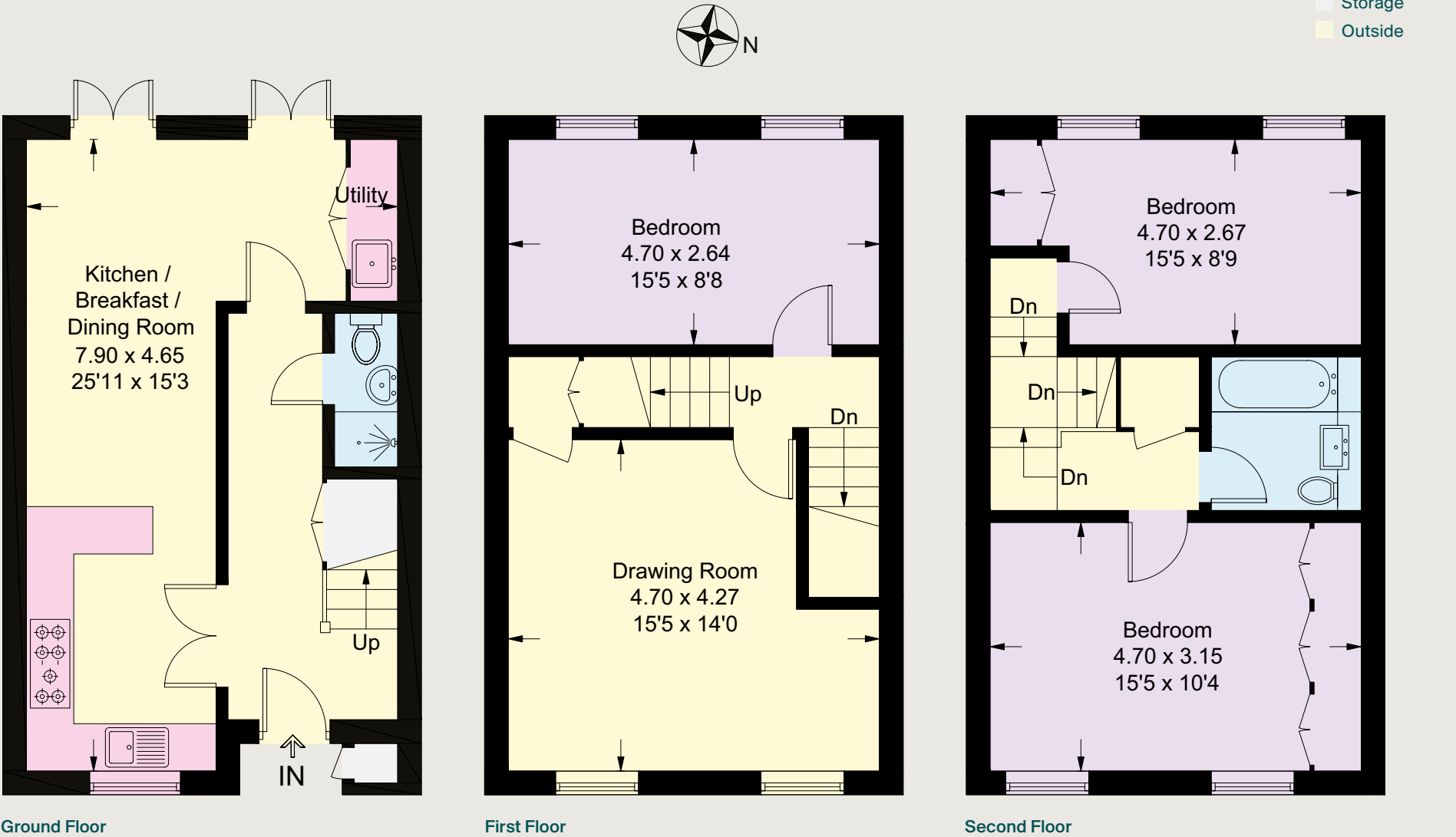
The principal suite boasts a phenomenal view across the River Wey and its beautiful water meadows, creating a serene retreat. Two additional well-proportioned bedrooms offer versatility for family, guests, or a home office.

This thoughtfully designed home offers a perfect blend of modern living and style, ideal for both relaxation and entertaining.





Approximate Gross Internal Floor Area
111.8 sq m / 1203 sq ft
(Excluding External Store)



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

Externally, the beautifully tiered landscaped rear garden provides a fantastic space for entertaining, perfect for summer barbecues and enjoying the outdoors in warmer weather. The garden also boasts a lovely outdoor seating area beneath a charming pergola, covered by a stunning rose and wisteria tree that is a showstopper in full bloom. The property offers ample off-street parking and private access to the river towpath, adding to the unique appeal.

Just over 50 meters from the stunning riverside walks, you can reach the vibrant Guildford High Street in just 15 minutes or head in the opposite direction to the picturesque village of Shalford. The water meadows are perfect for peaceful dog walks and outdoor relaxation.

With easy access to Guildford's lively town centre, excellent transport links, and the natural beauty of the surrounding area, 8 Rivermount Gardens presents an incredible opportunity to enjoy the perfect blend of town living and tranquil nature.



Direct gated access to river walks



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

Tenure

Freehold

EPC

C

Directions

Postcode: GU2 4DN

What3Words: ///answer.soils.retail

Viewing

Viewing is strictly by appointment
through Knight Frank.



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

| | |
|--|--|
| James Ackerley | James Godley |
| 01483 617920 | 01483 617919 |
| james.ackerley@knightfrank.com | james.godley@knightfrank.com |

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