



26 Sydney Road, Guildford, Surrey







A charming red brick Victorian villa in the heart of Guildford enjoying the **best of both town and country living** under half a mile to both Guildford’s upper High Street and the Pewley Downs.

### Summary of accommodation

**Ground Floor:** Entrance hallway | Drawing room | Family room | Kitchen/breakfast room | Guest cloakroom

**Lower Ground Floor:** Second kitchen/office | Utility room | Bedroom five | Shower room | Wine store

**First Floor:** Principal bedroom with dressing room and en suite shower room | Three bedrooms | Family bathroom

**Garden and Grounds:** Very private, mature south-facing rear garden | Terrace | Garden shed

### Distances

Pewley Downs 0.4 miles, Merrow Downs 0.6 miles, Guildford’s Upper High Street 0.4 miles, London Road Station

Guildford 0.4 miles (from 47 minutes to London Waterloo), Guildford station 1.1 miles (from 32 minutes to London Waterloo)

A3 (Guildford northbound) 1.4 miles, A3 (Guildford southbound) 1.9 miles, M25 (Junction 10) 8.6 miles,

Heathrow Airport 21.9 miles, Gatwick Airport 24.7 miles, Central London 31.5 miles

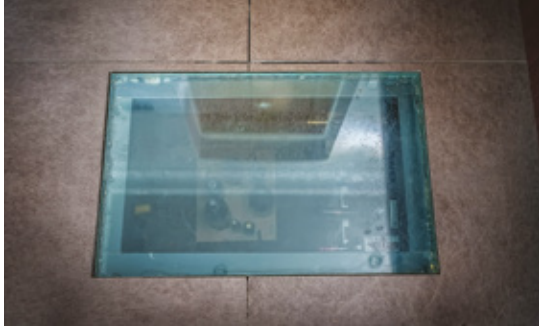
(All distances and times are approximate)



Knight Frank Guildford  
2-3 Eastgate Court, High Street  
Guildford  
GU13DE  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

James Ackerley  
01483 617920  
[james.ackerley@knightfrank.com](mailto:james.ackerley@knightfrank.com)





## Situation

Surrounded on three sides by 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. Sydney Road is ideally placed to enjoy the best of country and town living being only 0.4 miles from Pewley Downs, 0.6 miles to the Merrow Downs, and 0.4 miles to Guildford's Upper High Street.

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 Abbott 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

26 Sydney Road is a beautifully presented period home that has been sympathetically modernised by the current owners to create a superb home suited for family living. The house has maintained many of the character features, including hardwood flooring, fireplaces, cornicing, picture rails and intricate ceiling roses.

On entering, the inviting hallway opens to the formal drawing room to the front of the house, and the family room to the rear, which are excellent spaces for the family to gather.

To the rear of the house, an excellent extension houses the open plan kitchen and breakfast room. The kitchen is fitted with integrated appliances including twin Miele ovens, a coffee machine and a useful breakfast bar for quick dining.







Beyond the kitchen, is generous space for dining, which is flooded with natural light from the large full-height windows on all three sides and bi-folding doors that open out to the garden. A useful store and guest cloakroom sits behind the kitchen and completed the ground floor accommodation. The lower ground floor houses what was the original kitchen but is now currently used as a study area or a further reception room. On this floor, there is also bedroom five which would make a good guest bedroom, as well as an adjacent shower room and utility room.

The main bedroom accommodation is found on the first floor with views onto the rear garden. The principal bedroom has a walk-in dressing area and an en suite bathroom. The three further bedrooms are of generous proportions, and there is a good-sized family bathroom with a free-standing, roll-top bath and separate shower.











## Garden and grounds

The house is set back from the road behind an attractive period wall with steps that lead to the front door, and there is side access to the rear garden. The rear garden enjoys a sunny southerly aspect with a paved terrace that adjoins the back of the house and is accessed from the kitchen/breakfast room, which perfectly extends the dining and entertaining space outside for the summer months. Beyond, the garden is mainly laid to lawn with mature shrubbery and trees in the borders which add to the privacy of the garden. To the top end of the garden is a useful garden shed, and a space laid to astro-turf which is currently set up as an outdoor gym space, but could also be used as a second seating area if desired.

## Services

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



## Directions

Postcode: GU13LL

What3words: ///code.either.race

## Viewings

Viewing is strictly by appointment through Knight Frank.

## Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band G

EPC Rating: D



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. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP 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 the agents, seller(s) or lessor(s). 2. 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. 3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. 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>.

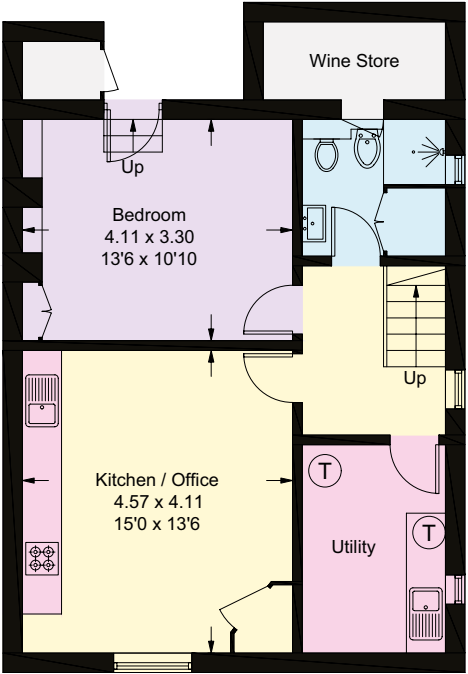
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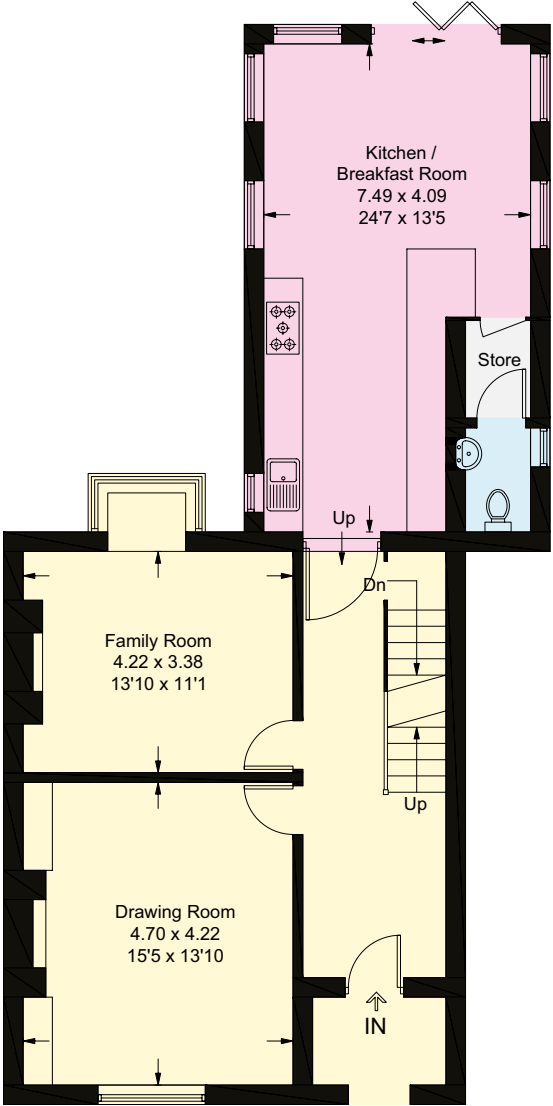
Approximate Gross Internal Floor Area  
221.7 sq m / 2386 sq ft  
External Cupboard = 1.1 sq m / 12 sq ft  
Total = 222.8 sq m / 2398 sq ft

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.

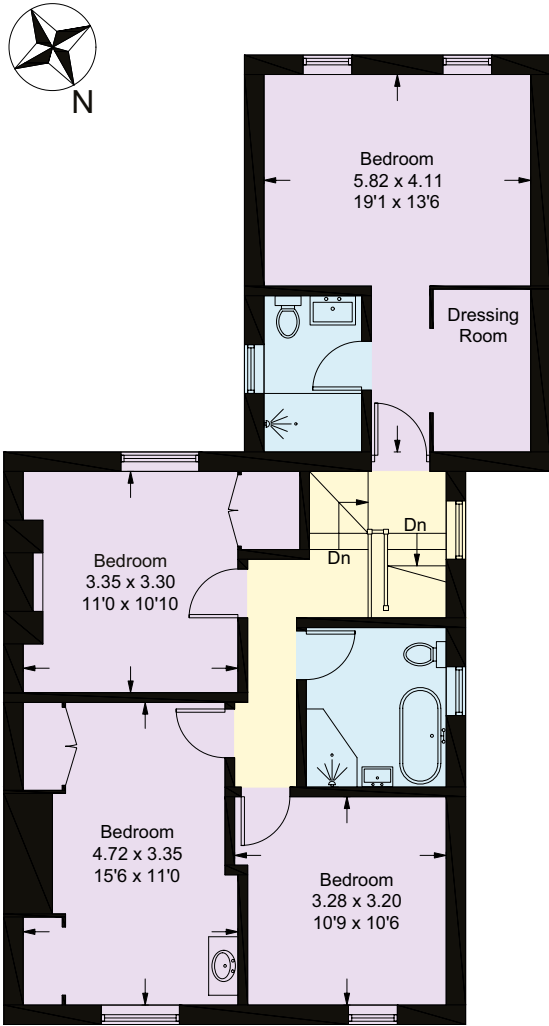
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Lower Ground Floor



Ground Floor



First Floor





