

# Pewley Way

Guildford, Surrey







# A charming, detached, four bedroom home in a prime Guildford location.

Pewley Downs 0.2 miles, Guildford’s Upper High Street 0.4 miles, London Road Station, Guildford 0.6 miles (from 47 minutes to London Waterloo)  
Guildford station 1 mile (from 37 minutes to London Waterloo), A3 (Guildford northbound) 1.5 miles, A3 (Guildford southbound) miles  
M25 (Junction 10) 2.1 miles, Heathrow Airport 22.6 miles, Gatwick Airport 24.7 miles, Central London 31.4 miles,  
(All distances and times are approximate)

  
4

  
2

  
2

## Summary of accommodation

**Ground Floor:** Entrance Hall | Drawing room | Dining room | Kitchen/breakfast room | Boot room | Shower room

**First Floor:** Principal bedroom | Three further bedrooms | Family bathroom

**Gardens and grounds :** Block paved driveway | Landscaped front and rear garden | Sunken courtyard





# Situation

No. 28 is perfectly situated just 350m from Pewley Down offering miles of walking, jogging and riding opportunities along a spectacular 23-acre Local Nature Reserve offering views south to St Martha's Hill, Chantry Wood, and beyond. Conversely the property is approximately 850 metres from Guildford High Street offering the perfect blend of both town and country living.

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 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:** 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 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.



# 28 Pewley Way

Located on Pewley Way in Guildford, this home enjoys a prime position close to Pewley Downs, offering picturesque open green spaces ideal for walking, cycling, and outdoor activities. Despite its tranquil setting, the property is also within easy reach of Guildford's vibrant high street, which provides a wide selection of shops, restaurants, cafés, and cultural attractions.

This detached home offers approximately 1,763 sq. ft. of living space, designed for both practicality and comfort. The ground floor offers a generous sitting and family room, creating a central, versatile living space filled with natural light. Adjacent to this is a separate dining room, providing a more formal setting for entertaining or family meals. The well-equipped kitchen, complete with a breakfast room, offers a comfortable space for daily meals and easy access to the garden, perfect for outdoor living. Practical features such as a boot room and cloakroom add to the convenience, making this floor ideal for busy households and everyday living.





Upstairs, the first floor comprises four well-proportioned bedrooms, offering flexibility for family living or home office space. The family bathroom serves all bedrooms, designed with functionality in mind. The layout ensures a balance of space and privacy, making this home a versatile option for a range of lifestyles.



# Gardens and Grounds

At the rear of the property, a generously sized, tiered garden provides a versatile outdoor space. The garden includes a well-maintained patio, perfect for alfresco dining or relaxing. The tiered layout offers space for gardening, outdoor activities, or simply enjoying the tranquillity of the private garden.

## 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

Council Tax

Band G

EPC Rating

Band C

Directions

Postcode: GU1 3PY

What3Words: ///plans.scouts.fresh

Viewing

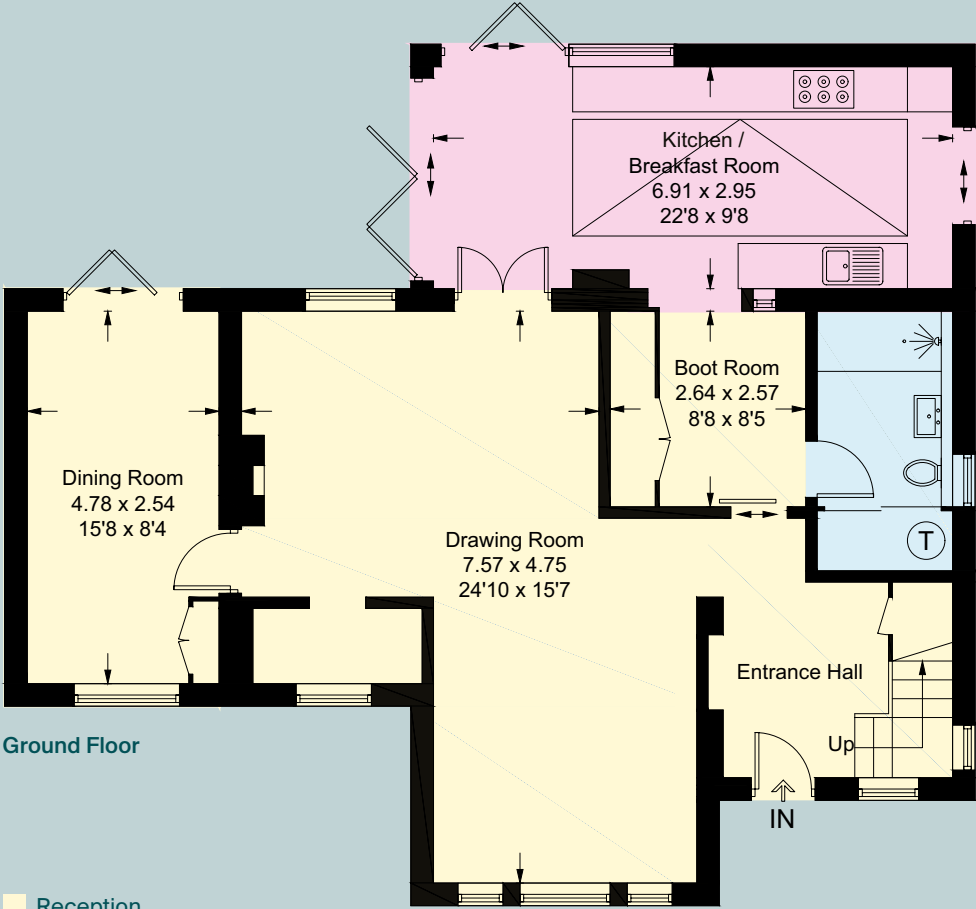
Viewing is strictly by appointment through Knight Frank.





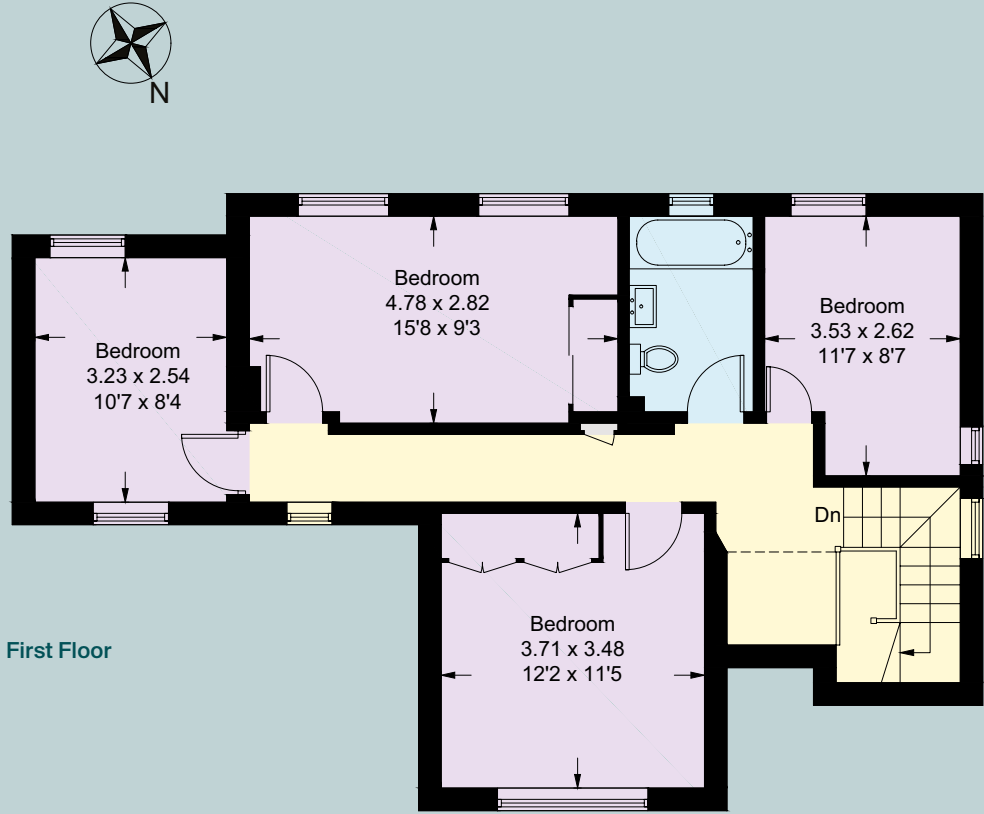
FLOORPLANS

Approximate Gross Internal Floor Area  
163.8 sq m / 1,763 sq ft



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

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.



First Floor





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