

# Glade Mews

Guildford, Surrey











# Tucked away on a desirable private no-through road, this semi-detached property offers a stylish, modern living space along with an impressive rear garden.

London Road Station, Guildford 0.6 miles (from 47 minutes to London Waterloo) Guildford's Upper High Street 0.7 miles  
Guildford station 1.4 miles (from 32 minutes to London Waterloo), A3 (Guildford northbound) 1.5 miles, A3 (Guildford southbound) 2.2 miles  
M25 (Junction 10) 9.7 miles, Gatwick Airport 24.8 miles, Heathrow Airport 24.9 miles, Central London 31.1 miles  
(All distances and times are approximate)



4



3



2

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## Summary of accommodation

**Ground Floor:** Entrance hall | Kitchen/dining room/living room | Bedroom four/study/family room | Shower room | Further cloakroom

**First Floor:** Drawing room | Principal bedroom with en suite

**Second Floor:** Two further bedrooms | Family bathroom

**Garden and Grounds:** Integral garage with utility area | Landscaped rear garden and terrace for entertaining | Block paved driveway for several vehicles

## Situation

Glade Mews is a highly sought-after private no-through-road, offering a perfect blend of peaceful living and exceptional convenience. Its central location places it within easy reach of all that Guildford has to offer, with local shops, cafés, and amenities just a short walk away. What truly sets Glade Mews apart, however, is its proximity to some of the town's most prestigious schools, including the Royal Grammar Prep School, Guildford High School and Tormead. These renowned educational institutions provide outstanding schooling opportunities, making this area particularly attractive to young families. The excellent transport links also offer easy access to nearby towns and London, further enhancing the appeal of this location. Whether you're seeking a family-friendly environment or a convenient home with access to top-tier education, Glade Mews offers everything you could need for comfortable, connected 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 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:** 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 Club.



## Glade Mews

Set in a spacious corner plot and with an attractive exterior, 6 Glade Mews presents an inviting first impression, setting this semi-detached home apart. The property's well-maintained gardens further enhance its curb appeal, offering a welcoming entrance. Inside, the ground floor reveals an exceptional kitchen and dining space, which benefits from an abundance of natural light thanks to its south-westerly facing garden. This bright and airy space is ideal for both family meals and entertaining. A spacious reception room provides additional living space, while a convenient utility room adds to the home's practicality. There are also options to create a study or playroom, offering additional versatility to suit your family's needs.

Upstairs a spacious sitting room provides a peaceful area for relaxing with pleasant open views along with three generously sized bedrooms. On the ground floor, the option for either a bedroom with en-suite facilities or a study/playroom is possible, providing even more options based upon your needs.







## LIVING SPACES







This flexibility offers a fantastic opportunity to put your own stamp on the home's interior and design the space to suit your lifestyle.

The principal bedroom benefits from an en suite, while the remaining rooms can be adapted to your preferences. An additional family bathroom is also available.



## BEDROOMS & BATHROOMS

The integral garage offers valuable storage space, a plumbed in utility area and extra parking, making this home as practical as it is stylish.

The rear garden is exceptionally well-maintained, providing a perfect space for those who enjoy gardening and outdoor living in the warmer months. With its perfect blend of space, light, and versatility, 6 Glade Mews offers an exceptional living experience in a highly desirable Guildford location.





# FLOOR PLAN

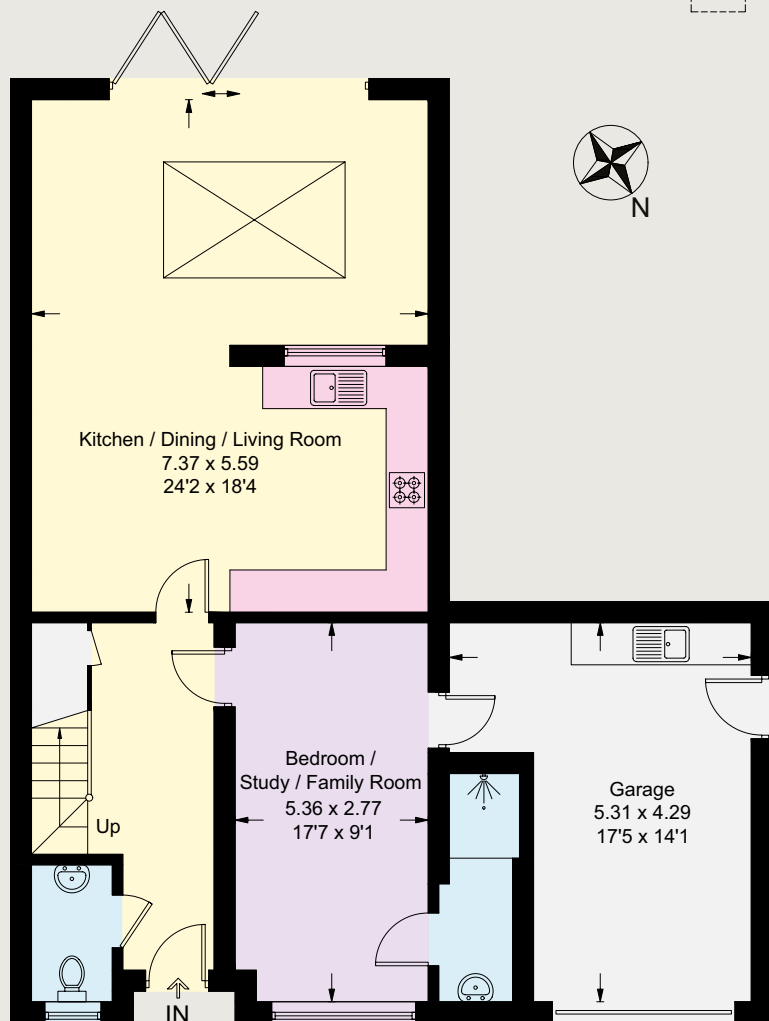
Approximate Gross Internal Floor Area

193.0 sq m / 2077 sq ft

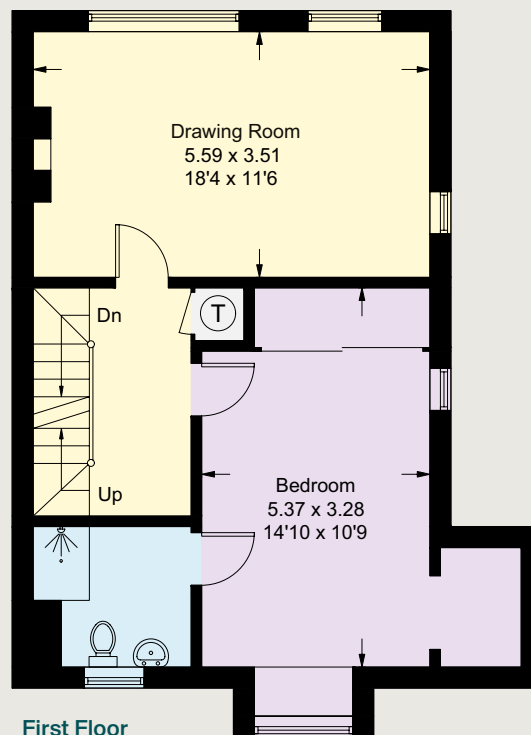
(Including garage not including eaves storage)

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

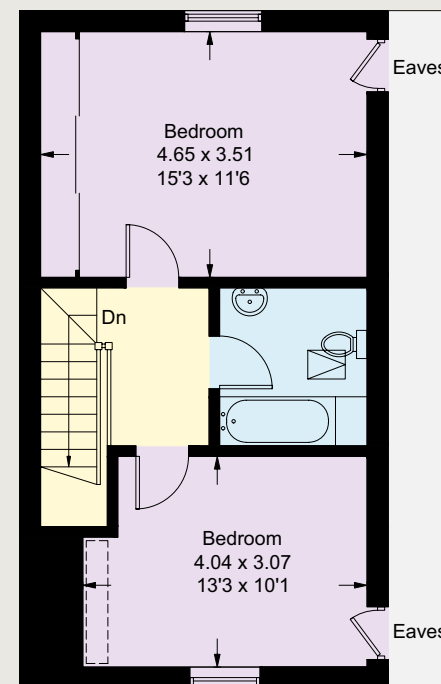
= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

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 & Grounds

The outdoor space boasts an impressive, well-kept rear garden that enjoys sunlight throughout the day, making it a perfect spot for relaxation or gardening. A plethora of mature shrubs and plants offers a wonderful setting for avid gardeners, while the expansive patio area provides an ideal space for outdoor dining or entertaining, with side access for convenience. There are two off-street parking spaces, in addition to the integral garage, offering ample parking for both residents and visitors, as well as plenty of room for multiple family vehicles. The property is situated in a peaceful mews, offering a tranquil environment while remaining part of a well-connected neighbourhood.

Local amenities are within easy reach, ensuring that daily necessities are always convenient. This property is ideal for families seeking a harmonious blend of comfort, practicality, and a sought-after Guildford location.







## Property Information

### Services

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

### Tenure

Freehold

### Local Authority

Guildford Borough Council

### Council Tax

Band F

### EPC Rating

D

### Directions

Postcode: GU1 2FB

What3words: ///thinks.eager.moods

### Viewings

Viewing is strictly by appointment through Knight Frank.





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