

# Austen Road

Guildford, Surrey







# A family home blending historical charm with contemporary living under half a mile from Guildford's upper High Street.

Guildford's Upper High Street 0.4 miles, London Road Station, Guildford 0.5 miles (from 47 minutes to London Waterloo)  
Guildford station 1.2 miles (from 34 minutes to London Waterloo), A3 (Guildford northbound) 1.4 miles, A3 (Guildford southbound) 2 miles  
M25 (Junction 10) 8.8 miles, Heathrow Airport 23.9 miles, Gatwick Airport 24.8 miles, Central London 32 miles  
(All distances and times are approximate)

  
4

  
3

  
3

## Summary of accommodation

**Ground Floor:** Entrance porch | Entrance hall | Living/dining room | Kitchen/breakfast room | Utility room | Family room | Drawing room | Shower room

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

**Lower Ground Floor:** Wine cellar and storage


**Garden and Grounds:** Integral garage | Driveway parking | Large level rear garden and terrace



# 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.

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 Course.

# Austen Road

Positioned on the highly sought-after Austen Road, this semi-detached residence dates back to circa 1850 and offers a rare opportunity to acquire a home that combines period elegance with modern enhancements. The property has been sensitively extended to create a seamless flow between the original character and contemporary living spaces. Offering a spacious and well-designed layout, 25 Austen Road is ideally suited to family living while maintaining much of its historical charm.





The ground floor comprises two separate formal reception rooms, one of which features a bay window and original fireplaces. These well-proportioned rooms are filled with natural light and offer the perfect setting for both relaxed family time and formal entertaining. The heart of the home is the contemporary kitchen extension, which is well-appointed with a central island and ample space for both dining and entertaining. The kitchen opens directly to the rear garden, creating a seamless indoor-outdoor living experience. The adjoining reception area, illuminated by a large lantern ceiling light, adds to the open and airy feel of the ground floor. Off the kitchen, there is a utility room providing additional storage space, enhancing the practicality of the home. Additionally, the ground floor benefits from a shower room and WC.











Upstairs, the first floor hosts four spacious double bedrooms, including the principal bedroom, which is complemented by built-in wardrobes and a large en suite shower room. The other bedrooms are well-proportioned, providing flexibility for family use or guest accommodation. A family bathroom serves these additional bedrooms.

The property also benefits from a basement, offering significant potential for refurbishment or conversion, subject to the necessary planning permissions. This space, currently used as a wine cellar and for storage facilities could be transformed into additional living areas, providing further flexibility to the home's accommodation.

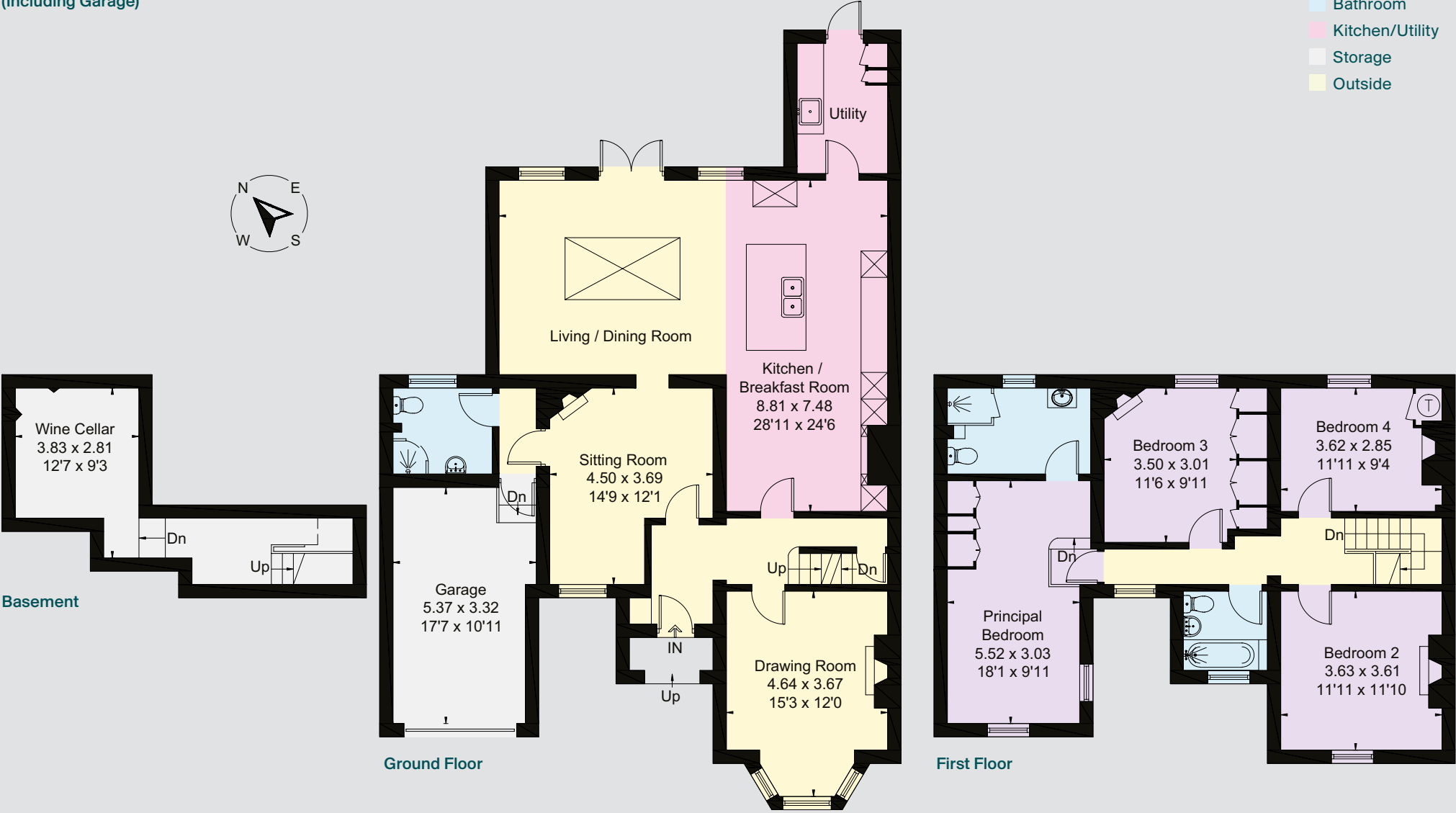
Located just a short distance from Guildford's town centre, this property benefits from access to a wide range of shopping, dining, and leisure amenities, as well as being well-connected by excellent transport links. The area is also home to several well-regarded schools, making this property an ideal choice for families.





FLOOR PLAN

Approximate Gross Internal Floor Area  
216.2 sq m / 2327 sq ft  
(Including Garage)



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





# Garden and grounds

Externally, 25 Austen Road boasts a private rear garden that is flat and spacious, with mature flower beds and specimen trees that enhance its tranquillity and appeal. The garden offers an ideal space for outdoor activities or al fresco dining. To the front, parking is provided by an integral garage and a driveway that accommodates multiple vehicles, a valuable feature in this central 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 G

EPC Rating

D

Directions

Postcode: GU1 3NP

What3words: ///button.kinds.toxic

Viewings

Viewing is strictly by appointment through Knight Frank.







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

<b>James Ackerley</b>	<b>Tim Chapman</b>
01483 617920	01483 963880
<a href="mailto:james.ackerley@knightfrank.com">james.ackerley@knightfrank.com</a>	<a href="mailto:tim.chapman@knightfrank.com">tim.chapman@knightfrank.com</a>

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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