

# Barbary Heights

Guildford, Surrey







# A magnificent six bedroom home in one of Guildford’s most coveted locations, situated under a mile from Guildford High Street and Main Line Station.

Guildford High Street 0.9 miles, Guildford station 0.9 miles (from 32 minutes to London Waterloo), A3 Southbound (Guildford) 2 miles  
A3 Northbound (Guildford) 2.1 Miles, M25 (Junction 10) 11.4 miles, Heathrow Airport 26.8 miles, Central London 31.8 miles, Gatwick Airport 36.8 miles  
(All distances and times are approximate)

  
6

  
5

  
4

## Summary of accommodation

**Ground Floor:** Kitchen/dining/living room | Snug | Drawing room | Family room | Utility | Cloakroom

**First Floor:** Principal bedroom with dressing room and en suite | Bedroom two with en suite | Two further bedrooms | Family bathroom

**Second Floor:** Two bedrooms with en suites

**Garden and Grounds:** Car port with store | Office | Fully landscaped patio with spectacular south-facing views across the valley  
Expansive landscaped rear garden





# Situation

Guildown Road is one of Guildford’s most coveted locations, offering a rare blend of natural beauty, convenience, and community spirit. With phenomenal views across the valley, residents are treated to breathtaking scenery right on their doorstep. The road is known for its exceptional sense of community, where neighbors often become friends, contributing to a welcoming, tight-knit atmosphere. The location is perfectly positioned for those seeking both tranquility and easy access to urban amenities, with the lively high street and Guildford’s main train station just a short distance away. For families, Guildown Road is also an ideal spot, surrounded by outstanding school options, making it a highly desirable area for those looking to balance a peaceful lifestyle with top-tier education and accessibility.

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:** Tormead, Guildford High School, George Abbot School, Royal Grammar School and Royal Grammar Preparatory 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, Worplesden Golf Course.







# Barbary Heights

Barbary Heights is an exceptional six-bedroom residence, masterfully refurbished to offer a seamless blend of classical elegance and modern luxury. Extending to approximately 4396 sq ft across three beautifully appointed floors, this home offers an unparalleled living experience that balances grandeur with practicality.

The imposing entrance immediately creates a lasting first impression, welcoming you into a home of refined sophistication. At the heart of the property is the open-plan kitchen, family, and dining area, finished to the highest standards. With south-facing bi-folding windows, the space is bathed in natural light, while seamlessly connecting to the front terrace, where you can enjoy breathtaking views across the valley in complete privacy.

On the first floor, you will find four generously sized bedrooms, including the remarkable principal suite, complete with an expansive dressing room and a luxurious en suite bathroom. A separate bedroom features its own en suite, while the remaining two bedrooms share a spacious, beautifully appointed family bathroom, ensuring comfort and convenience for all.

The second floor offers two further en suite bedrooms, along with a large landing, ideal for use as a study or a private retreat.







Designed with modern family life in mind, Barbary Heights offers six well-proportioned bedrooms, four of which are en suite. The property also boasts four elegant reception rooms, providing exceptional living space that is both versatile and perfect for entertaining. Whether for formal gatherings or relaxed family time, these rooms offer an abundance of space to suit any occasion.

The bathrooms throughout the home are finished to an exceptional standard, elevating the sense of luxury at every turn. Barbary Heights is a residence that combines timeless style with contemporary living, offering a truly outstanding home that caters to both everyday family life and sophisticated entertaining.






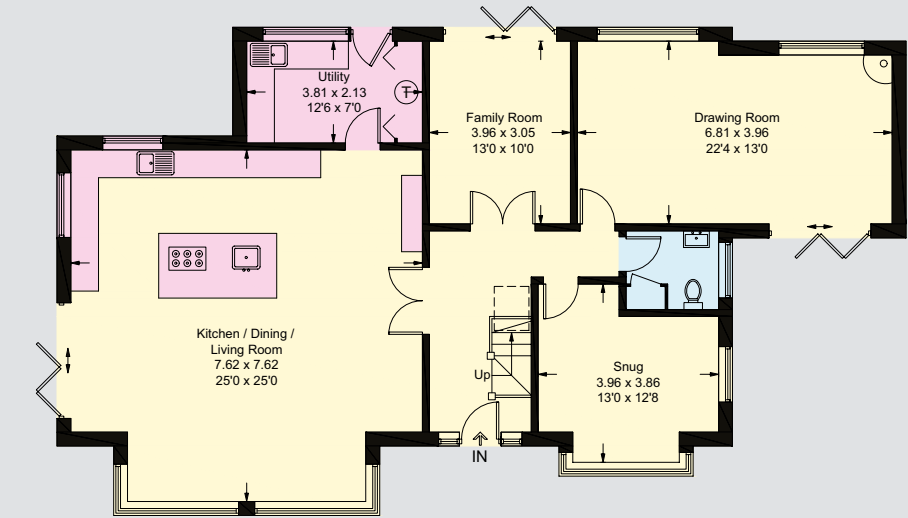
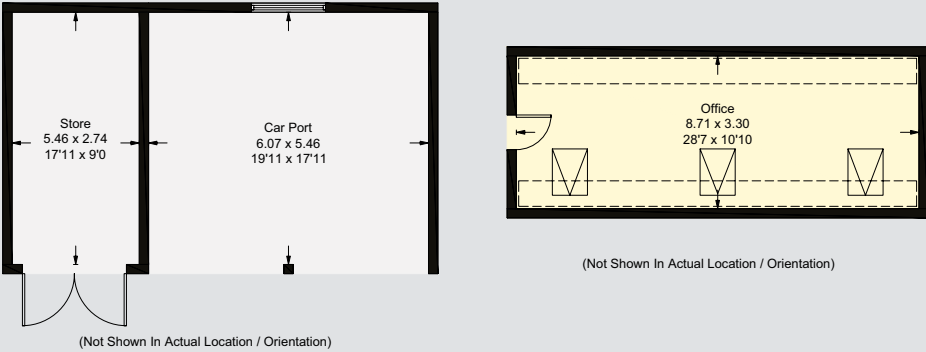




FLOOR PLAN

Approximate Gross Internal Floor Area  
= 364.7 sq m / 3926 sq ft  
Outbuildings = 43.7 sq m / 470 sq ft  
Total = 408.4 sq m / 4396 sq ft

 = Reduced headroom below 1.5m / 5'0



Ground 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.

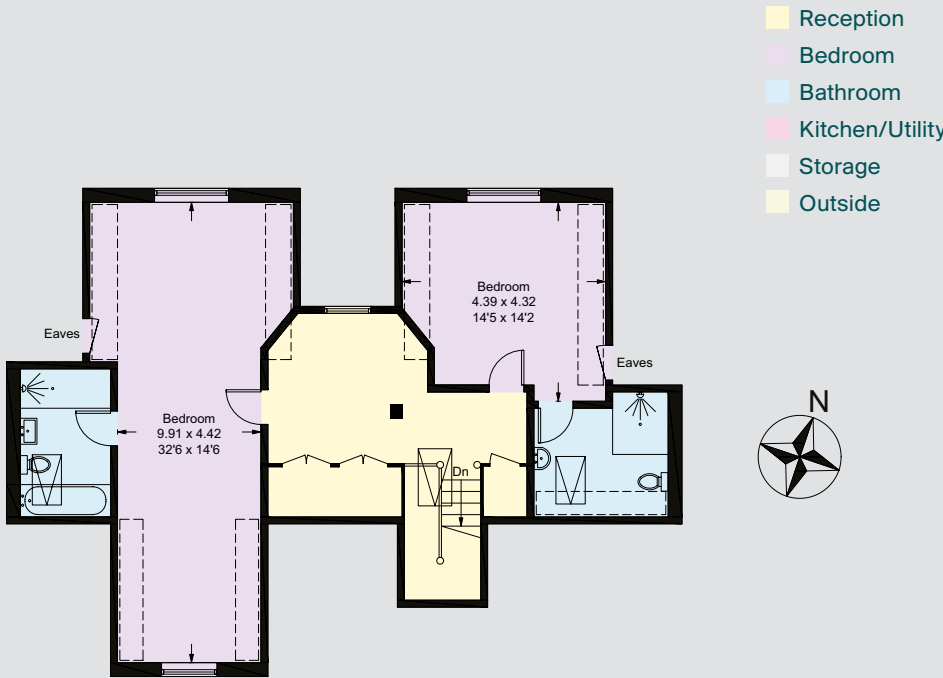
GARDEN & GROUNDS

Garden and grounds

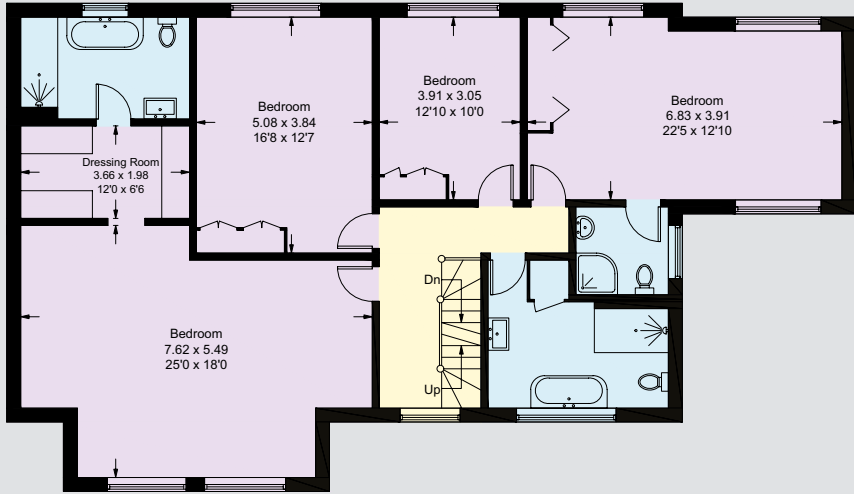
The property boasts an impressive array of outdoor features that truly enhance its appeal. At the front, a sun-drenched terrace faces directly toward the valley, offering breathtaking panoramic views that can be enjoyed year-round. The expansive rear garden is perfect for families, offering an abundance of space for outdoor activities and entertaining in the warmer months. Whether hosting a barbecue or simply enjoying the fresh air, this garden is a private sanctuary.

Practicality meets comfort with the double carport, which offers excellent protection for your vehicles from the elements. Adjacent to the carport is a generous storage area, providing ample space for all your belongings. Above the carport, an office space awaits, ideal for those working from home and seeking separation between work and personal life. Alternatively, this versatile room could serve as a games room, media room, or additional storage space.

Set on Guildown Road, this property offers a lifestyle many envy—secluded, yet connected, with all the space and convenience you could ever need.



Second Floor



First Floor







# 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**

C

**Directions**

Postcode: GU2 4EY

What3words: ///

**Viewing**

Viewing is strictly by appointment through Knight Frank.







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