



28 Sydney Road, Guildford, Surrey





A charming period home with a **beautifully established and idyllic private garden** just over 600 metres from Guildford's Upper High Street.

Summary of accommodation

Ground Floor: Exceptionally high ceilings | Entrance hallway | Formal drawing and dining room | Useful ground floor fourth bedroom/study
Guest cloakroom

Lower Ground Floor: Kitchen/breakfast room | Large walk-in pantry | Utility room | Wet room

First Floor: Three bedrooms | Family bathroom | Small 'nursery' fifth bedroom/additional study

Garden and Grounds: Spectacularly private and mature rear walled garden | Multiple picturesque seating areas | Timber storage shed

Distances

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

Guildford 0.5 miles (from 47 minutes to London Waterloo), Guildford station 1.1 miles (from 37 minutes to London Waterloo)

A3 (Guildford northbound) 1.4 miles, A3 (Guildford southbound) 1.9 miles, M25 (Junction 10) 8.7 miles, Heathrow Airport 22.7 miles

Gatwick Airport 24.5 miles, Central London 31.5 miles

(All distances and times are approximate)



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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 just 0.4 miles from Pewley Downs, 0.6 miles to the Merrow Downs, and yet 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, Tormead, Guildford High School, 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, Worplesden Golf Course.

The property

28 Sydney Road is a perfect example of a fine period home that has been upgraded by the current owners to offer modern accommodation while sympathetically maintaining the character and charm of the home.

Upon entering, the hallway leads to a double reception room, which has glass double doors that split the room to create a sitting room and dining room.

This space comes with a wealth of character features, including exceptionally high ceilings with picture rails, cornicing and wooden floors, and a set of double doors open from the dining area and lead outside to the rear terrace, perfectly extending the entertaining and dining space into the garden for the warmer months. A guest bedroom is on this floor, which could be used as an office or playroom, depending on the needs of the incoming purchaser.

The kitchen and breakfast room are on the lower ground floor, and the original oven continues the original character theme. There is a space for casual, everyday dining in the kitchen, and a generous, walk-in pantry sits adjacent with a door out to the rear garden. A utility room and a wet room with an overhead rainfall shower complete the accommodation on the lower ground floor.

The first floor has three double bedrooms and a small nursery room/ bedroom five, which is currently used as a study but would also lend itself as a useful dressing room.

Garden

The gardens are a particularly fine feature of this special home. Set back from the road behind an attractive wall, the property is accessed through a wrought iron gate, and a flagstone path leads through the front garden to the front door. To the rear, the walled garden is well-maintained with a variety of seasonal blooms, mature shrubbery and trees. A terrace sits adjacent to the house with a useful outdoor electric supply. Beyond, the garden is laid to lawn and to the rear, a further secluded seating area ideal for entertaining along with a useful garden shed with multiple electric outlets throughout the garden.





Services

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

Directions

Postcode: GU1 3LL
what3words: ///noises.chin.quest

Viewings

Viewing is strictly by appointment through Knight Frank.

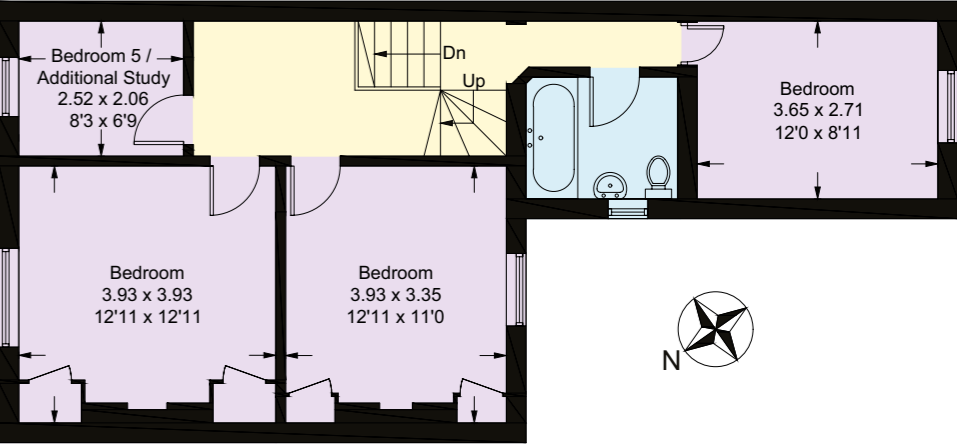
Property information

Tenure: Freehold
Local Authority: Guildford Borough Council: 01483 505050
Council Tax: Band F
EPC Rating: D

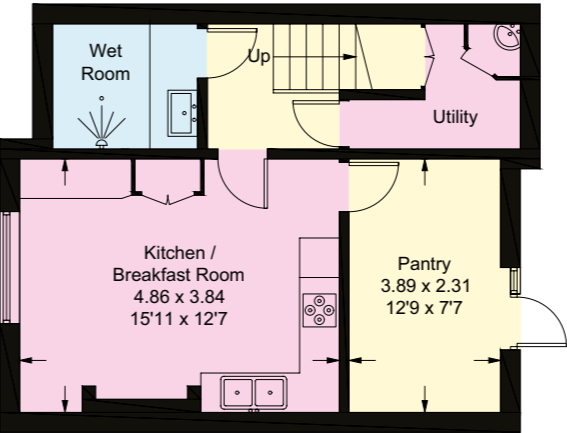
Approximate Gross Internal Floor Area:
166.8 sq m / 1795 sq ft

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.

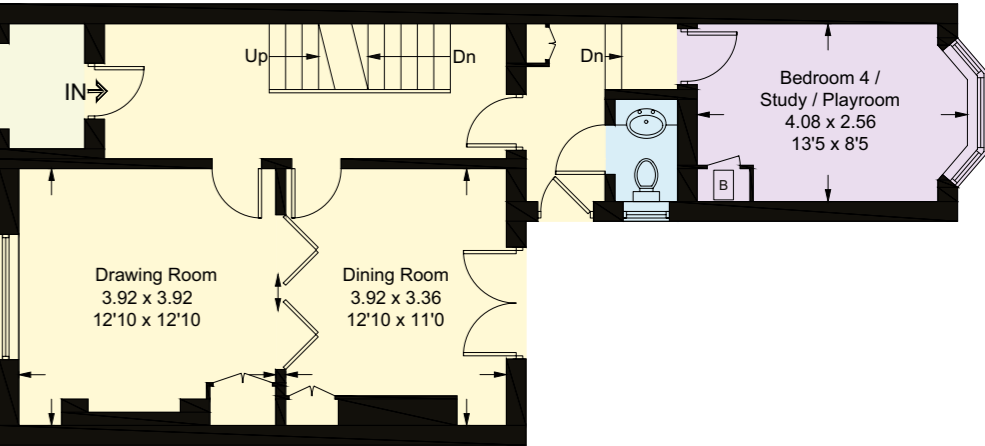
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



First Floor



Lower Ground Floor



Ground Floor

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.
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Particulars dated January 2025. Photographs and videos dated August 2024.
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