

Willow Point

Guildford, Surrey





Elegant two bedroom apartment with expansive views, private balcony, refined rear patio and under 100m to tranquil riverside walks.

Guildford High Street 0.5 miles, Guildford station 0.6 miles , (from 34 minutes to London Waterloo), A3 (Guildford northbound) 2.3 miles
A3 (Guildford southbound) 1.7 miles, M25 (Junction 10) 11 miles, Heathrow Airport 24.8 miles, Gatwick Airport 26.2 miles, Central London 32.9 miles
(All distances and times are approximate)


2


2


1

Summary of accommodation


Ground Floor: Drawing room | Kitchen/dining room | Principal bedroom and en suite | Second bedroom
Wraparound balcony with superb views


Garden and Grounds: Impressive south-facing rear patio | Store locker | Direct access to riverside walks
Two dedicated parking spaces | CCTV within building | Private residential gardens | Lift access

Situation

Perfectly positioned just off the Portsmouth Road, this apartment complex offers unrivaled convenience with exceptional transport links, ensuring easy access to surrounding areas. With a bus stop nearby, residents also enjoy an excellent alternative mode of travel. The location boasts breathtaking views across the River Wey, and you can take full advantage of serene riverside walks that lead directly to the High Street in just 15 minutes, or venture further along the river all the way to Shalford. In addition, this complex offers the rare benefit of two car parking spaces, a luxury not commonly found in many Guildford apartments. A prime location offering both accessibility and natural beauty, making it the perfect place to call home.

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.



Flat 2, Willow Point

This contemporary first-floor apartment in Willow Point offers a perfect blend of modern design and convenience. Positioned at the bottom of Hitherbury Close, the property boasts spectacular easterly views over the water meadows and Warwicks Bench. Its wraparound balcony and large south-facing sun terrace provide ample outdoor space to enjoy the serene surroundings.

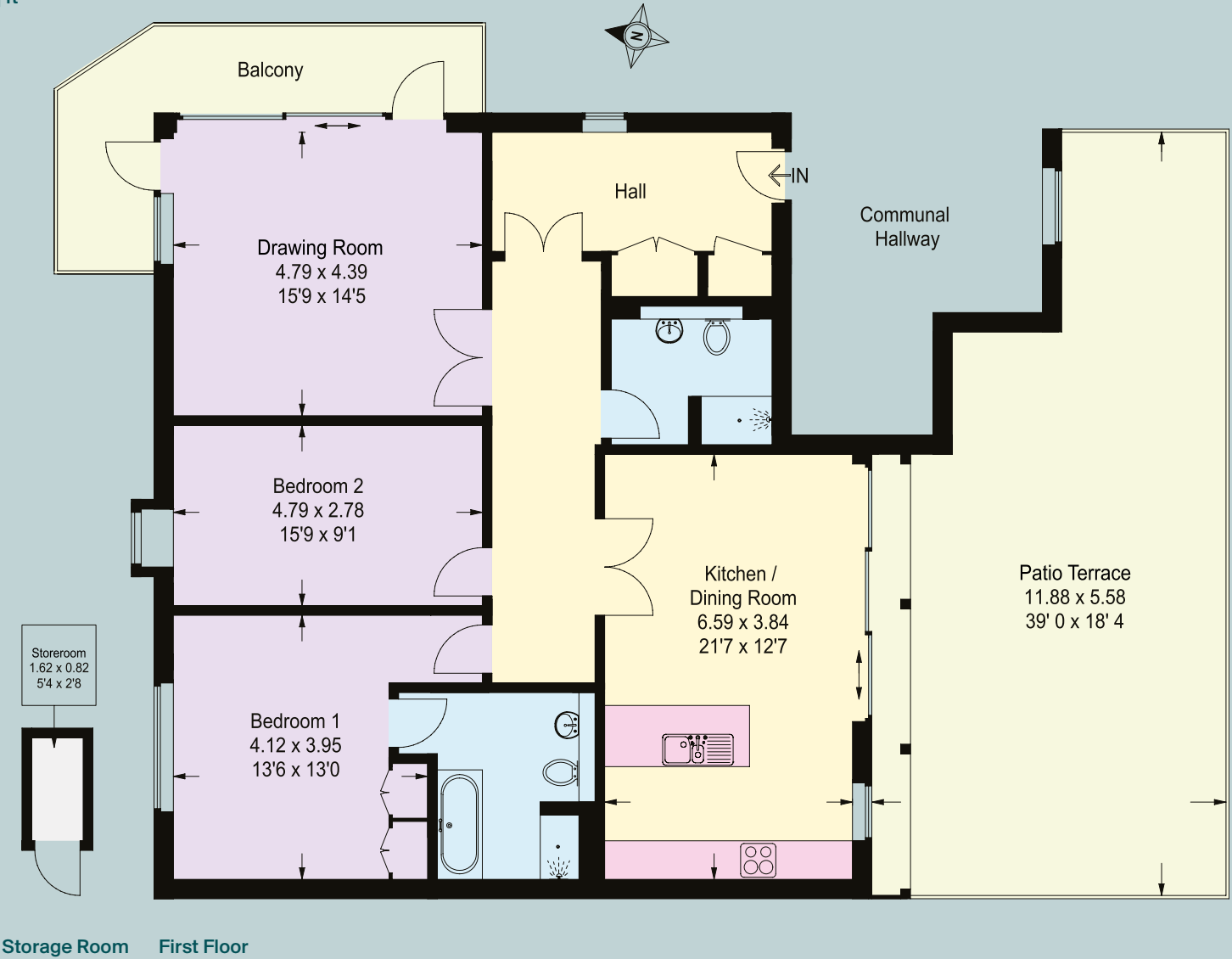
The apartment features an open-plan living area with floor-to-ceiling windows, creating a bright and airy interior that seamlessly connects to the outdoor spaces. The well-equipped kitchen caters to everyday living, with thoughtful design and functionality.

With two spacious bedrooms, including a principal bedroom suite, and two bathrooms, the layout ensures comfort and privacy. The home is complemented by secure parking and ample storage, enhancing its practical appeal.





Approximate Gross Internal Floor Area
Storage Room = 1.3 sq m / 14 sq ft
First Floor = 118.6 sq m / 1277 sq ft
Total = 119.9 sq m / 1291 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

Garden and grounds

Outdoors, the property features a private balcony with stunning views across the River Wey and water meadows, offering a peaceful retreat. The expansive private rear patio provides exceptional space for relaxing or entertaining during warmer weather. Residents can also enjoy the beautifully maintained communal gardens, perfect for relaxation. With direct access to scenic river walks, you can easily stroll to Guildford High Street or head down towards Shalford, all while enjoying the tranquil surroundings.



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 01483 505050
Council Tax Band E
EPC Rating B
Tenure Leasehold, Share of Freehold
Directions Postcode: GU2 4DS What3words: ///slowly.vibes.luck
Viewing Viewing is strictly by appointment through Knight Frank.



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

James Ackerley	James Godley
01483 617920	01483 617919
james.ackerley@knightfrank.com	james.godley@knightfrank.com

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

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2025. Photographs and videos dated March 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](https://www.wordperfectprint.com)